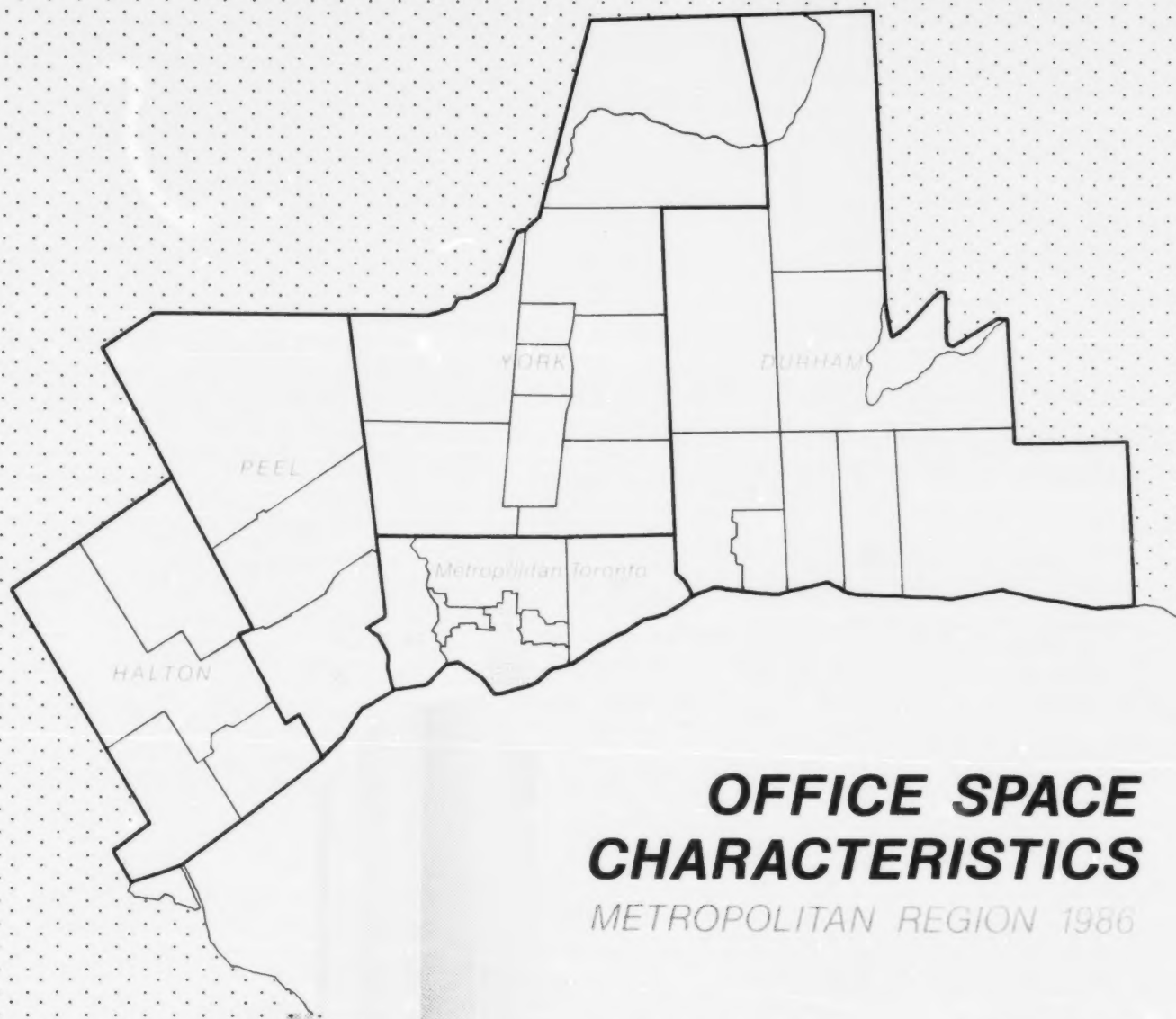




# **OFFICE SPACE CHARACTERISTICS**

*METROPOLITAN REGION 1986*

**OFFICE SPACE CHARACTERISTICS**  
**METROPOLITAN REGION, 1986**

Metropolitan Toronto Planning Department  
Research Division November 1987



OFFICE SPACE CHARACTERISTICS  
METROPOLITAN REGION, 1986

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## SECTION 1

## INTRODUCTION

### PURPOSE

This report is a comprehensive analysis of Office Space Characteristics in the Metropolitan Region, based on the Office Data Bank (O.D.B.) first developed in 1984. The first report on the Office Space Characteristics was produced in May 1985.

The purposes of the Office Data Bank are the following:

1. to monitor the extent, nature and location of office space developments and its related employment distribution;
2. to identify potential locations for new office space developments;
3. to provide background material for analytical and economic based studies and to assist in the development of alternative future scenarios of growth.

The Office Data Bank (O.D.B.) system contains information for every office building in the Metropolitan Toronto Region having 900 m<sup>2</sup> or more of office floor space. The type of information available is size, year of construction, number of employees, proposed buildings, and project status.

The Office Data Bank is developed and maintained with information obtained from the following sources:

- . the Royal LePage listing of office buildings with 1,900 sq. m. (20,000 sq. ft.);
- . the City of Toronto Property data base;
- . listings from the other area and regional municipalities of all buildings with 900 sq. m. (10,000 sq. ft.) or more;

- the current Employment, Land Use and Assessment System maintained by the Metropolitan Toronto Planning Department;

Due to office employment being the largest growth sector in the Metropolitan Region, the monitoring of office space is essential to determine future needs of transportation and other services to accommodate this growth. The Metropolitan Toronto Planning Department intends to produce similar reports periodically in order to continuously monitor the change in the office sector.

The rest of this section provides a brief description of the scope of this report, followed by "Highlights".

This report is divided into the following sections:

Section 2 - Regional Characteristics, examines the overall growth of office floor space in the Metropolitan Region which includes Durham, York, Peel, Halton and Metropolitan Toronto.

Section 3 - Metropolitan Toronto Characteristics, examines the overall characteristics of office space within Metropolitan Toronto.

Section 4 - Area Municipal Characteristics, examines the trends within each of the area municipalities in Metropolitan Toronto.

Section 5 - Key Employment Areas, examines the key employment areas and designated centres.

Section 6 - Other Characteristics Related to Office Buildings, examines some other characteristics related to office buildings such as the largest existing and proposed office buildings, office - non-office employment, head office locations, and vacancy rates.

Section 7 - Conclusions

Section 8 - The Appendix, contains tables 1 to 15.

Those wishing further detailed information, should contact the Research Division staff at 392-8766.

## HIGHLIGHTS

1. The Metropolitan Region in 1986 had 10.6 million sq. m. (113.7 million sq. ft.) of office space housed in 1,446 buildings that are greater than 900 sq. m. (10,000 sq. ft.) in area.

Metropolitan Toronto in 1986 had 9.5 million sq. m. (102.3 million sq. ft.) of office space, accounting for 90% of the Metropolitan Region, in 1,220 buildings. Within Metro 54.8% or 5.2 million sq. m. (56.1 million sq. ft.) of the office space is located in the Central Area.

With 10% of Metropolitan Region's office space in 1986 the 4 External Regions of Durham, York, Peel and Halton combined had 1.1 million sq. m. (11.4 million sq. ft.).

2. The annual average Office Floor Space constructed in five-year intervals between 1971 and 1986 were the following:

### Annual Average Growth (millions)

|                      | <u>1972-76</u> |        |     | <u>1977-81</u> |        |     | <u>1982-86</u> |        |     |
|----------------------|----------------|--------|-----|----------------|--------|-----|----------------|--------|-----|
|                      | sq.m.          | sq.ft. | %   | sq.m.          | sq.ft. | %   | sq.m.          | sq.ft. | %   |
| Metropolitan Region  | .39            | 4.2    | 100 | .41            | 4.4    | 100 | .31            | 3.3    | 100 |
| Metropolitan Toronto | .36            | 3.9    | 93  | .33            | 3.5    | 80  | .25            | 2.7    | 82  |
| 4 External Regions   | .03            | 0.3    | 7   | .08            | 0.9    | 20  | .06            | 0.6    | 18  |
| Central Area (PD1)   | .20            | 2.2    | 52  | .12            | 1.3    | 30  | .15            | 1.6    | 48  |

The Central Area dominance is continuing with more than two and a half times the amount of office space developed in the last five years compared to the four external regions combined and almost two thirds of the Metro Toronto development.

3. A large proportion of office space in the Four External Region has been constructed in the last ten years:

- . Durham Region has a total 145,900 sq. m. (1.6 million sq. ft.) with 45.4% developed since 1976;
- . York Region has a total 230,500 sq. m. (2.5 million sq. ft.) with 94.8% developed since 1976;
- . Peel Region has a total 534,500 sq. m. (5.8 million sq. ft.) with 63.7% developed since 1976;
- . Halton Region has a total of 143,800 sq. m. (1.5 million sq. ft.) with 50% developed since 1976.

In contrast, Metropolitan Toronto has a total of 9.5 million sq. m. (102.3 million sq. ft.) with 30.2% developed since 1976.

4. In 1971 Metropolitan Toronto had 4.8 million sq. m. (52.0 million sq. ft.) or 95.8% of total office floor space in the Metropolitan Region and in 1986 it still had the preponderant share with 90% of total office space. The Central Area also has maintained a dominant share of the market even though its share has declined from 58.5% in 1971 to 54.8% in 1986.
5. The designated major centres of Yonge/Eglinton, Yonge/St.Clair, North York Centre, Scarborough Centre, Islington/Kipling/Bloor and Mississauga Centre have grown from barely under .5 million sq.m. (5 million sq.ft.) in 1971 or 9.7% of the Regional Office Space to almost 1.3 million sq.m. (14 million sq.ft.) or 12.2% in 1986. The increase of these centres' proportion of the Metro Region illustrated the increasing importance of these areas. The designated centres together with the other key employment areas account for approximately 30% of the Metro Region Office Floor Space in 1986.

6. In examining known development proposals, Metropolitan Toronto has 3.3 million sq. m. (36.0 million sq. ft.) of proposed office space which is 90.6% of total known proposed space in the Metropolitan Region. The Central Area has 1.2 million sq. m. (13.2 million sq. ft.) proposed, which is 36.6% of the proposed in Metropolitan Toronto. Centres and Office Parks in Metropolitan Toronto have 1.4 million sq. m. (15.1 million sq. ft.) of proposed office space.
7. The importance of office development in the Metropolitan Toronto economy is evident as office employment accounts for 42.1% of total employment in 1986. The rate of office employment growth from 1983-1986 was 12.4% compared to 7.3% growth in manufacturing, 3.6% growth in retail and 9.6% growth for all employment other than office.
8. In 1986 over 42% of Canada's largest companies had their head offices located in the Metro Toronto Region. The next highest area of location for head offices is Montreal with 17%.

## SECTION 2

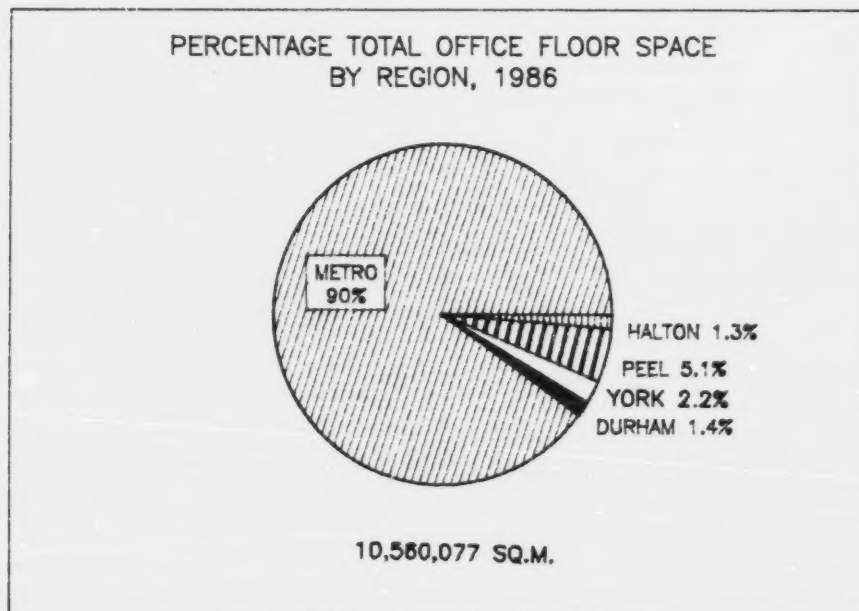
## REGIONAL CHARACTERISTICS

In this report, the trend of office construction is analyzed by the rate of growth in each region and municipality during the following four time periods: To 1971; 1972-1976; 1977-1981; and 1982-1986. All the floor space information dealt with in this report, unless otherwise specified, is the net office floor space of the building.

### GENERAL PATTERNS

This section focuses on the four surrounding regions, with historical details of Metropolitan Toronto examined in Section 3.

FIGURE 1



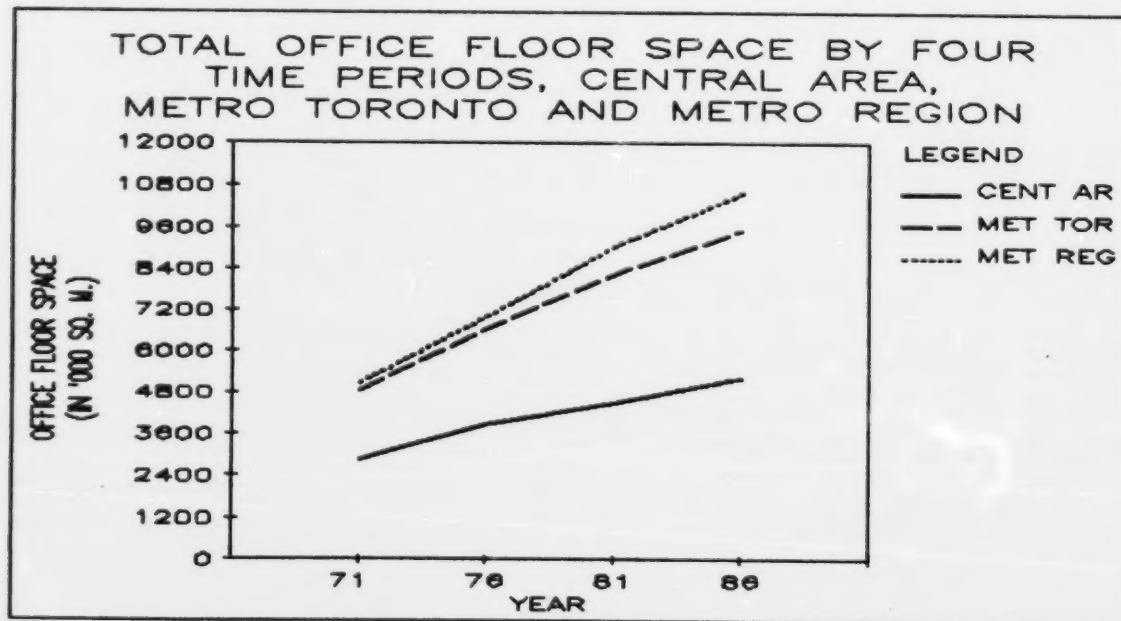
Within the Metropolitan Region, the growth of office floor space in the past fifteen years has been dramatic, rising from 5,041,700 sq. m. in 1971 to 10,560,100 sq. m. at the end of 1986. This is an increase of 5,518,400 sq. m. or 109.5%, representing an annual average growth rate of 367,900 sq. m. Over one-third of this increase (35.2%), or close to 2 million sq. m., occurred in the

1972-1976 period; 37.3% in the 1977-1981 period and 27.5% in the 1982-1986 period. The annual average office floor space built went from about 400,000 sq. m. in each of the two periods 1972-1976 and 1977-1981, and to about 300,000 sq. m. in the 1982-1986 time period.

Of the present office floor space in the Metro Region, 90% is within Metropolitan Toronto and the other 10% is spread among the four surrounding regions. In 1971 the Central Area had 2.8 million sq.m. or 58.5% of the office floor space in Metro Toronto or 56% of the Metro Region. By 1986 the Central Area floor space had almost doubled to 5.2 million sq.m. representing 54.8% of Metro Toronto and 49.3% of the Metro Region. This represents an annual average growth of 158,900 sq. m. or over 1.7 million sq. ft. over the fifteen years.

As illustrated in Figure 2, areas outside the Central Area in Metro and in the Regions have increased extensively from 1971 to 1986.

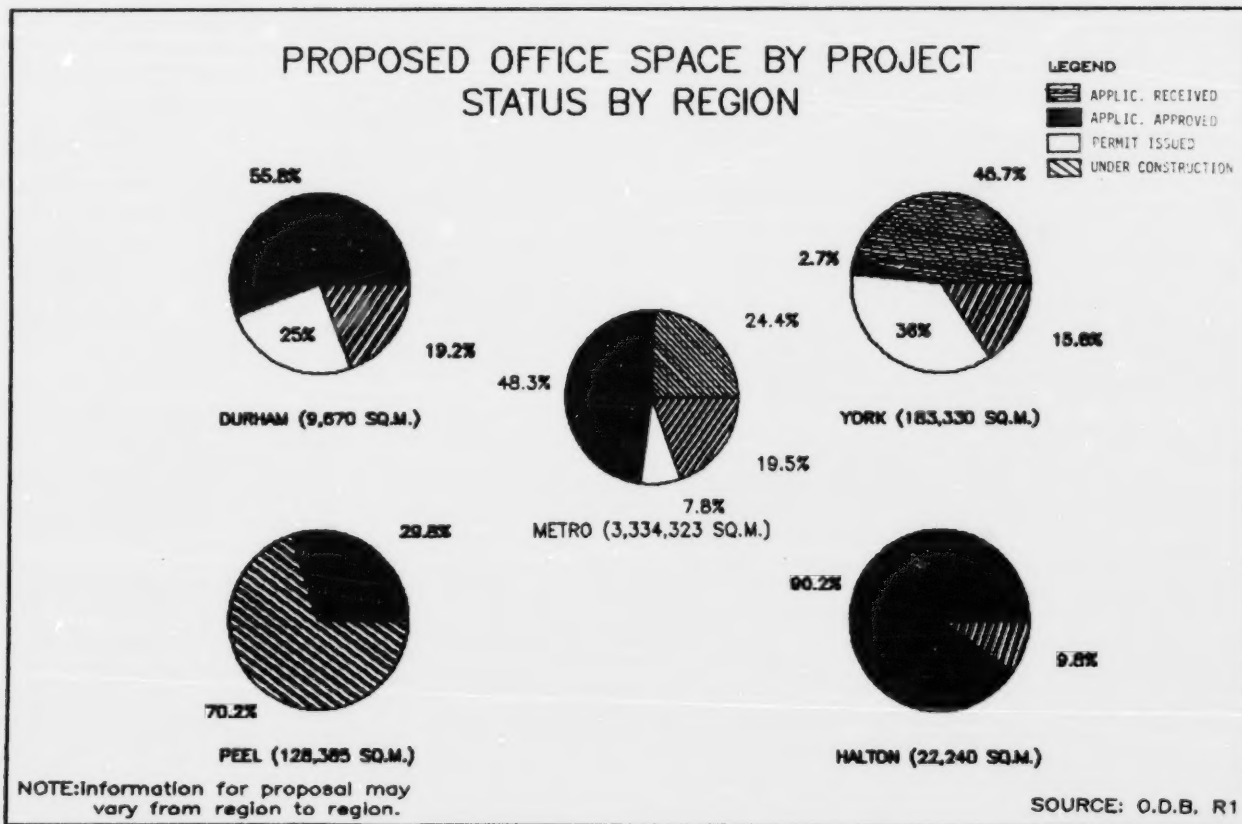
FIGURE 2



In the last five years there has been over 1.5 million sq. m. of office floor space built in the Metropolitan Region, with 83.7% of that located in Metropolitan Toronto. Among the four other regions, Peel built the most office floor space with 106,000 sq. m. or 7.0% of Metro Region's total. York comes next with 6.5%, Halton 2.1%, and Durham 0.7%.

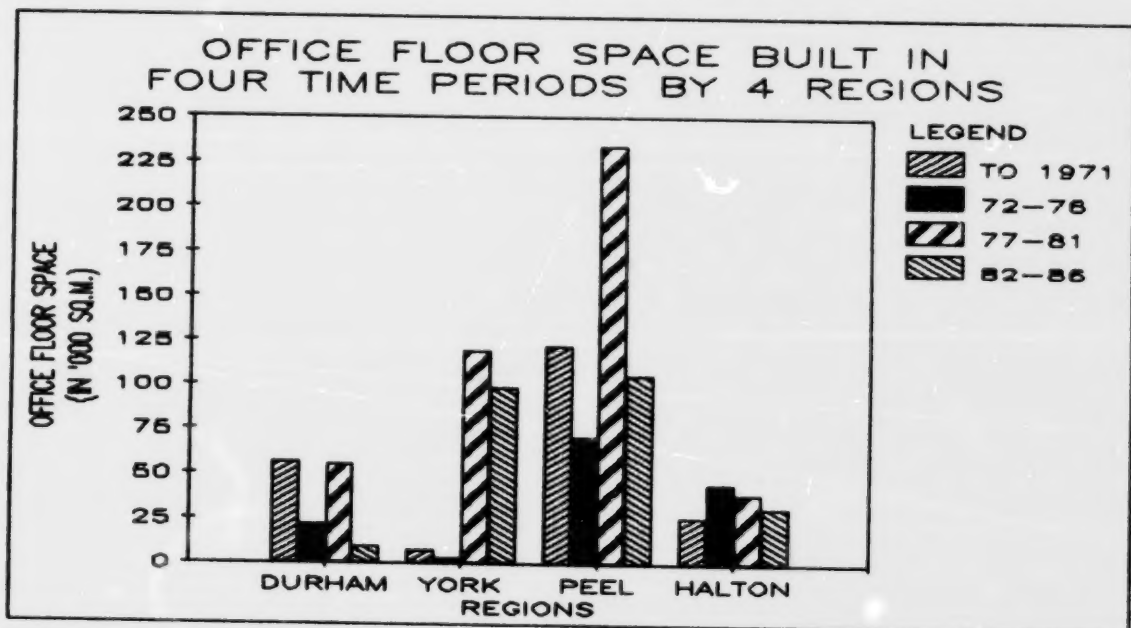
A comparison between the periods "Prior to 1971" and "1972-1986" reveals that in terms of percentage growth, all regions except Metro Toronto, generated more office space during the last fifteen-year period than prior to 1971. In actual numbers the regional amounts are much smaller and also have started from a very small 1971 base. Topping the list is the Region of York which had 8,300 sq. m. of office space in 1971, the lowest among the regions, and grew to 230,500 sq. m. at the end of 1986. This growth allowed York Region to surpass Halton and Durham, while still having a smaller amount than Peel, after an increase of 411,800 sq. m. or 335%. Metro Toronto added 4,678,400 sq. m. of office space in the same period which is slightly less than its 1971 total of 4,827,000 sq. m.

FIGURE 3



The office development proposals come under four categories: Applications Received for Council Approval, Applications Approved by Council, Permit Issued, and Under Construction. Outside of Metro Toronto, the Region of York was the largest amongst the regions, with its proposed 183,300 sq. m. of office space which is equal to 53.3% of the Four Regions' total, but only 5.0% of the Metro Region's total. Of the proposed 183,300 sq. m., 83,700 sq. m. is derived from Applications Received (45.7%) and 65,900 sq. m. from Permit Issued (36.0%).

FIGURE 4



#### REGION OF PEEL

Office space in the Region of Peel has grown from 122,800 sq. m. or 2.4% of the total Metro Region in 1971 to 534,500 sq. m. or 5.1% in 1986. The growth over the three five-year periods shows Peel's annual average growth at 14,200 sq. m. in the 1972-1976 period, 46,900 sq. m. from 1977-1981 and 21,200 sq. m. from 1982 to 1986.

Within the Region of Peel, only the municipalities of Brampton and Mississauga have office buildings over 900 sq. m. In 1971 Brampton had 61.8% of the Region's total office space as compared to 38.2% for Mississauga. In 1986, the roles were reversed with Mississauga containing 80% to Brampton's 20%. The City of Mississauga has the largest amount of office floor space, and ranks fifth overall behind the Cities of Toronto, North York, Scarborough and Etobicoke.

At the end of 1986 Peel Region had 128,400 sq. m. of proposed space, of which 70.2% was Under Construction and, in fact, will mostly be completed by the end of 1987. It is expected that in the 1987 update of the data bank other significant proposed projects will appear.

#### REGION OF YORK

York Region is currently one of the fastest growing regions in the country, both in terms of population and office space construction.

Office space in the Region of York has grown from 8,300 sq. m. or 0.2% of the Metro Region in 1971 to 230,500 sq. m. or 2.2% in 1986. Most of the growth in the Region has taken place since 1977 with annual average growth rates of 750 sq. m. from 1972-1976, 23,900 sq. m. from 1977-1981 and 19,700 from 1982 to 1986.

The mainstay in the Region's remarkable growth is the Town of Markham which, despite having virtually no office space prior to 1976, built 93,100 sq. m. between 1977-1981. It underwent further expansion with 80,400 sq. m. between 1982-1986, for a total of 173,500 sq. m. by the end of 1986. By 1986 Markham was the municipality with the second largest amount of office floor space in the surrounding Regions, next only to Mississauga.

York Region has the largest amount of proposed space of the surrounding Regions with 183,300 sq. m., of which over 50% will be completed or under construction by the end of 1987.

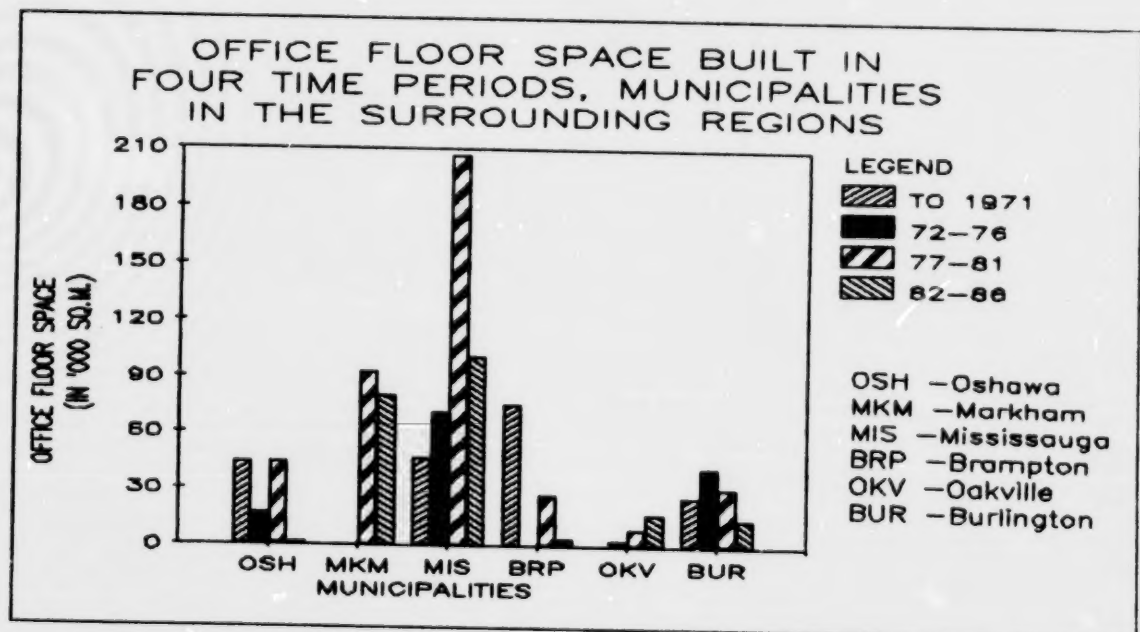
#### REGION OF DURHAM

Office space in the Region of Durham has grown from having 56,800 sq. m. or 1.1% of the Metro Region in 1971 to 145,900 sq. m. or 1.4% in 1986. Proportional growth in Durham has been the smallest of any of the four regions. The annual average growth over the three time periods has been 4,600 sq. m. in 1972-1976, 11,100 sq. m. from 1977-1981 and 2,100 sq. m. from 1982-1986.

The largest concentration of floor space in Durham is located in Oshawa with 74.2% of the Regional total, or 108,300 sq. m.

Durham has the smallest amount of proposed space of any surrounding Region, with only 9,700 sq. m.

FIGURE 5



REGION OF HALTON

Office space in the Region of Halton has grown from 26,800 sq. m. or 0.5% of the Metro Region in 1971, to 143,800 sq. m. or 1.3% in 1986. Among the four regions, Halton has the most consistent annual average growth of 9,000 sq. m. in 1972-1976, 7,950 sq. m. in 1977-81 and 6,450 sq. m. in the 1982-1986 period.

Office floor space in Halton is concentrated in Burlington with 79.4% or 114,200 sq. m. and 29,550 sq. m. or 20.6% in Oakville.

The proposed space for Halton amounts to 22,250 sq. m. at the end of 1986.

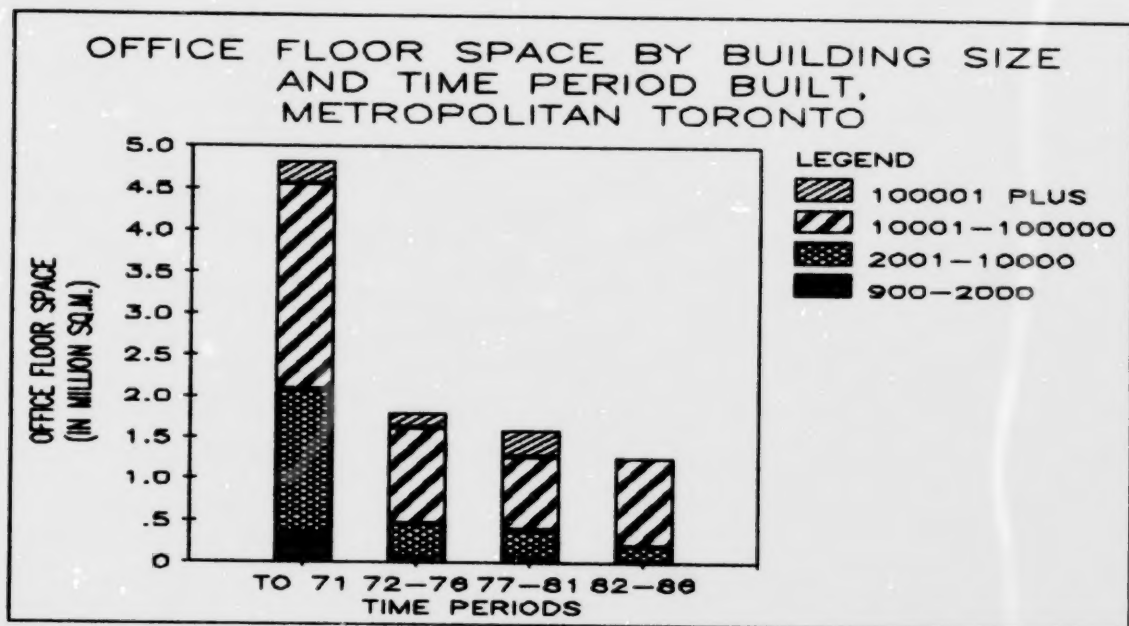
### SECTION 3

## METROPOLITAN TORONTO CHARACTERISTICS

### OFFICE EMPLOYMENT AND SPATIAL CHARACTERISTICS

The growth of Office Floor Space in Metropolitan Toronto over the last three five-year periods has been extensive with a total growth from 1972 to 1986 of 4,678,400 sq. m. or a 311,900 sq. m. annual average over the fifteen years.

FIGURE 6



The growth of office floor space in Metro has slowed over the last three time periods, but it still represents the largest proportion of growth in the Metro Region. In fact, comparing Metro to the other four regions combined, in the three time periods, from 1972 to 1976 92.6% of the total built space was in Metro, with 78.2% in 1977 to 1981 and 83.7% in the 1982-1986 period. As was previously indicated, this left Metro with 90% of the total office floor space by 1986.

Total office floor space up to 1971 in Metropolitan Toronto was 4,827,000 sq. m. of which 51.4% was in buildings in the 10,001-100,000 sq. m. size range. The total office employment during this period was 204,700.

As illustrated in Figure 6, Metro had the following amounts of construction of office floor space; from 1972 to 1976 1.8 million sq. m. total or close to 400,000 sq. m. annually, from 1977 to 1981 1.6 million sq. m. total or 340,000 sq. m. annually, and a further 1.3 million sq. m. in the 1982 to 1986 period which translates to 270,000 sq. m. annually.

During this 15 year period an increase of 172,166 office jobs was realized. By 1986, Metro Toronto's total office floor space reached 9.5 million sq. m. with 376,863 employment utilizing this space.

A total of 3.3 million square metres of office development are currently proposed in Metro Toronto. Out of this total, more than 1.2 million sq. m. (or 36.6%) are proposed\* in the Central Area alone; .9 million sq.m. in the six designated centres; 0.5 million sq.m. in the other key employment areas located in North York, Scarborough and Etobicoke; and 0.7 million sq. m. in the rest of Metro Toronto. Presently, only 19.5% or 650,300 sq. m. of the proposed space is already under construction and confined mainly in the Central Area and North York. Applications have already been approved for an additional 1.6 million sq. m. office floor space which will be constructed in the next few years.

Once completed, the total 3.3 million sq. m. will be housed in the four listed building sizes as follows: 0.04 million sq. m. in the 900-2,000 sq. m. size; 0.4 million sq. in the 2,001-10,000 sq. m. size; 2.5 million sq. m. in the 10,001-100,000 sq. m. size and 0.36 million sq. m. in the 100,001 sq. m. plus size.

The historical growth within Metropolitan Toronto during the four time periods shows the City of Toronto consistently dominates office space construction, with 6,210,600 sq. m. or 65.3% of Metro total at the end of 1986. The City of North York ranked second within the first 3 time periods until the last 5 years when the City of Scarborough constructed 65,000 sq. m. more than North

\*NOTE: These are the buildings which had definite proposals at the time of the creation of the data bank. Such projects as the Railway Lands, Markborough (Simpson's) and Metro Hall were not included in these figures.

York. This does not include various large projects in North York that were started in 1986 and will be completed in the next couple of years. However, in total, the City of North York still ranks second with 1,803,600 sq. m. or 19.0% of Metro total followed by the City of Scarborough with 727,000 sq. m. or 7.6%. The City of Etobicoke, was next with an overall 572,000 sq.m. or 6.0% of the Metro Total, with its largest growth in the 1977-81 period when it generated 225,400 sq. m. of office space. This was 44,000 more than the combined total in the 1972-1976 and 1982-1986 periods.

A more comprehensive analysis of office growth in each municipality is presented in Section 4.

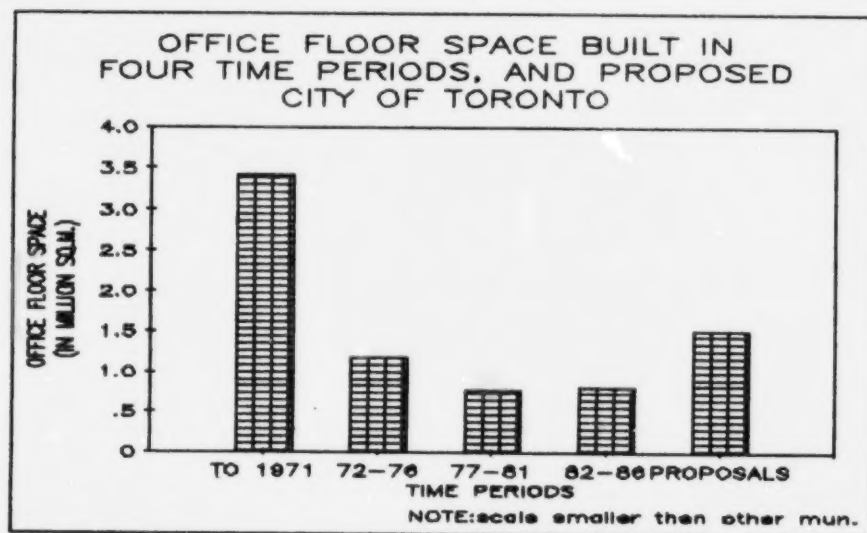
## SECTION 4 AREA MUNICIPAL CHARACTERISTICS

### CITY OF TORONTO

Toronto has always had the largest amount of office space. In 1971, its total office space was 3,444,000 or 71.3% of Metro's total. This high percentage is attributed mainly to the large amount of office space in the Central Area which makes up 82% of the City's total. The next three 5-year periods reveal that an annual average of 236,000 sq. m. of office space was developed in 1972 to 1976, then a slower growth of 155,000 sq. m. annually in 1977 to 1981--the only period where the per cent. of both the Central Area and City were below 50% of Metro total. In the period of 1982 to 1986 it showed a slight increase by averaging 163,000 sq. m. annually.

At present, 3,863,600 sq. m. or 62.2% of the City's total 6,210,600 sq. m. of office space are concentrated in buildings whose sizes range from 10,001-100,000 sq. m. The rest of the space is distributed as follows: 20.4% of office space is found in the 2,001-10,000 sq. m. building size, 12.3% in the 100,000+ building size and only 5.1% or 313,400 sq. m. in the 900-2,000 sq. m. building size. It's in the 10,001-100,000 sq. m. building size that the City of Toronto has its highest share of Metro's total, 69.1%.

FIGURE 7



Total proposed office space for the City is about one and a half million sq. m. or 45.8% of Metro total, and 59.8% of this total will be built in buildings with 10,001-100,000 sq. m. size. As a result of these proposals creation of an additional 61,000 jobs is expected (based on an average of 25 sq. m. per office employee).

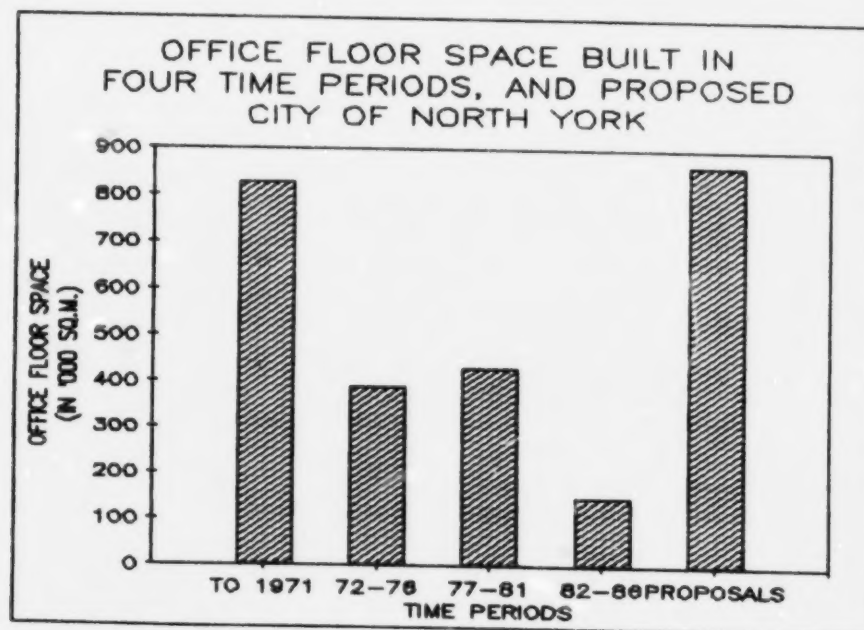
### CITY OF NORTH YORK

Prior to 1971, North York had 831,200 sq. m. of office space or 17.2% of Metro's total. For the next two 5-year periods, close to the same amount of office space was developed; about 390,000 sq. m. or 21.7% of Metro's total in 1972 to 1976 and 433,000 sq. m. or 26.9% of Metro's total in 1977 to 1981, an annual average growth of 78,000 and 86,600 sq. m., respectively. In these two periods, North York maintained second place percentage-wise, especially in the 1977 to 1981 period when it had 26.9% as against Toronto's 48%. Office construction slackened during the last 5 years with a total of 149,300 sq. m. or an annual average of only 29,900 sq. m.

At present, a significant amount of construction activity is taking place with various buildings due for completion in the next year or so. Of the total proposed 869,600 sq. m., 23.7% is under construction and 73.3% comes under "Application Approved".

As a percentage of Metro, North York ranks second to Toronto in total proposed office space, with 26.1% and 869,600 sq. m. office space, of which 90.6% or 787,600 sq. m. of office space is housed in buildings with 10,001-100,000 sq. m.

FIGURE 8



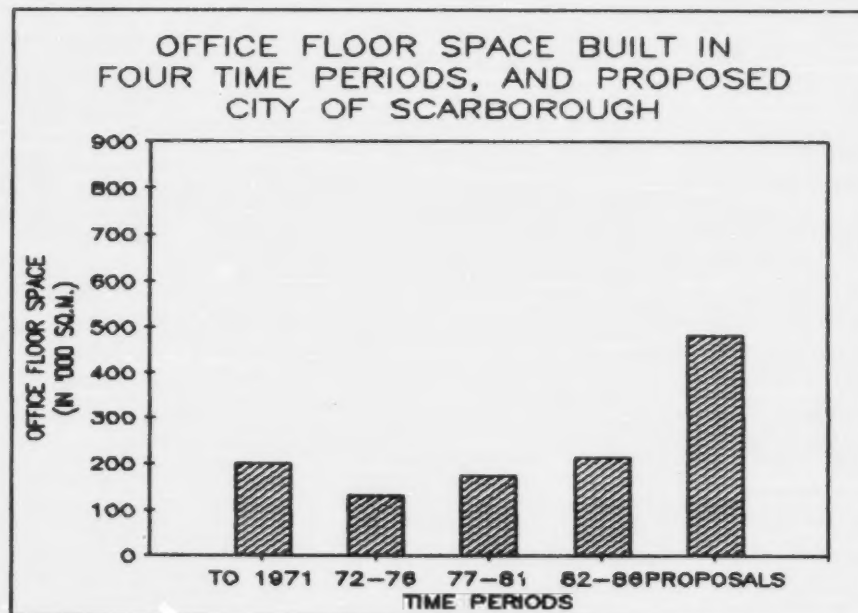
### CITY OF SCARBOROUGH

Scarborough experienced its most significant office space development in the 1982 to 1986 period with 214,300 sq. m. or 16.9% of Metro's total, representing an average annual growth of 42,900 sq. m. Scarborough's average annual increase in the 1972 to 1976 period was 26,850 sq. m. followed by a 35,250 sq. m. overall annual growth in the 1977 to 1981 period.

Like North York 59.2% of Scarborough's present office space is in buildings whose size ranges from 10,001-100,000 sq. m. and eighty-nine percent proposed space will be located in buildings of this size.

Of the proposed office space within Metropolitan Toronto 14.6%, or close to half a million sq. m., is located in Scarborough. A large amount, 88.7% of the proposed space in Scarborough, is in the "Application Received" stage which means these projects are still subject to council approvals and sometimes by-law and zoning changes.

FIGURE 9



### CITY OF ETOBICOKE

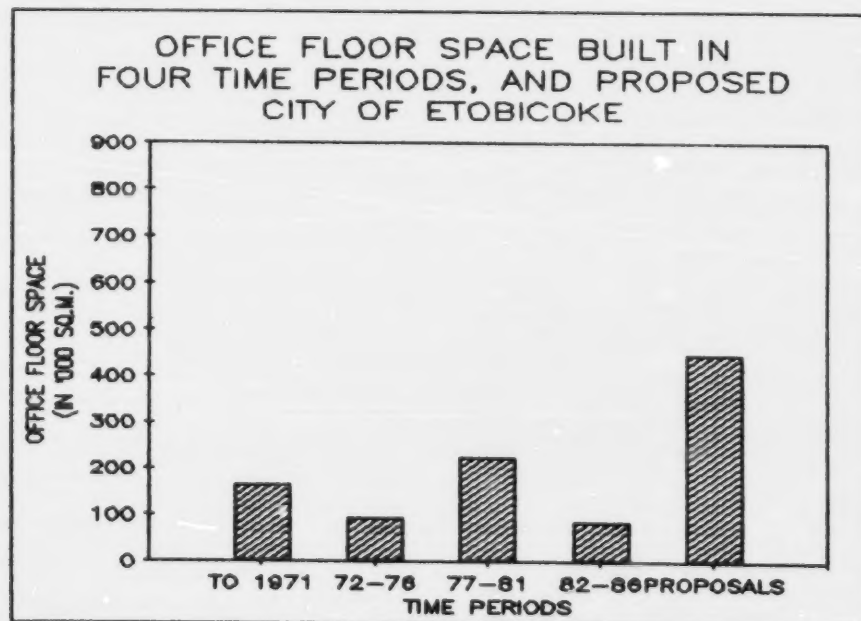
In the City of Etobicoke, among the four time periods, the most office space was built in the 1977 to 1981 period with 225,400 sq. m. or 45,100 sq. m. annually, more than the combined total in 1972 to 1976 and 1982 to 1986. The annual average growth in the 1972 to 1976 period was 18,900 sq. m. and 17,350 sq. m. in 1982 to 1986 period. During this period, 1977-1981, it ranked above the City of Scarborough with its 14% of Metro's total against the latter's 11%.

Approximately 51.5% of its office space is in buildings in the 2,001-10,000 sq. m. size, with 41.3% in those of 10,001 to 100,000 sq. m. size.

Etobicoke has the highest percentage of office space proposals expressed as a percentage of its existing stock with 79%. This is followed by Scarborough with 66.7%; 48.2% for North York and 24.6% for Toronto. This large percentage is traced to the impact of the Bloor/Kipling/Islington Centre which is just starting to take shape versus the North York and Scarborough Centres which have already developed extensively.

Sixty-nine percent of the proposals are under "Applications Approved by Council" and 16.6% are "Under Construction". Etobicoke, like North York and Scarborough, will have most of their office space built in buildings with 10,001-100,000 sq. m. range.

FIGURE 10



CITY OF YORK AND BOROUGH OF EAST YORK

The remaining two municipalities that comprise Metro Toronto, York and East York, show much less growth than the other municipalities. East York only had office space development in the 1977 to 1981 period with 1,420 sq. m. Its office space totals were 117,700 sq. m. in 1971 and 119,100 sq. m. in 1986. On the other hand, York had 3,850 sq. m. in 1972 to 1976, no office space development in 1977 to 1981 and 2,700 sq. m. during the last 5 years, with its totals being 66,800 sq. m. in 1971 and 73,400 sq. m. by 1986. Their combined office space is only 2.1% of Metro's total; 0.8% for York and 1.3% for East York.

While East York has its office space mainly concentrated in the 2,001-10,000 sq. m. building size (58.3%), most of York's office space, 55.9%, are situated in the 10,001-100,000 sq. m. building size.

Neither municipality has any future office space development recorded in the proposal stages.

## SECTION 5

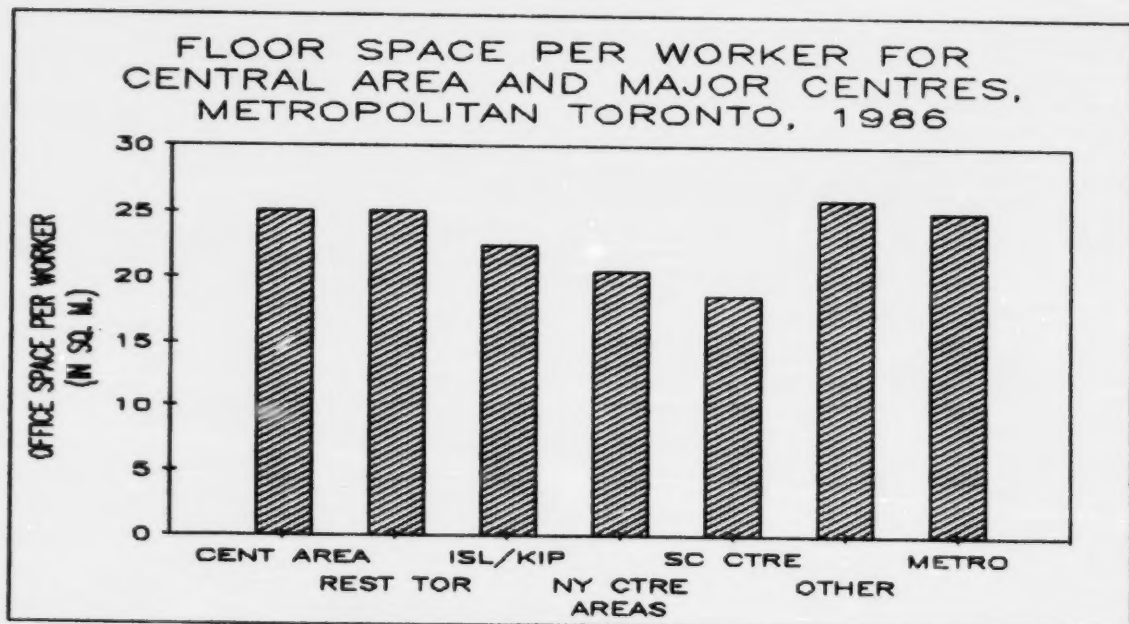
## KEY EMPLOYMENT AREAS

### GENERAL CHARACTERISTICS BY FINANCIAL DISTRICT, REST OF CENTRAL AREA AND MAJOR CENTRES IN METROPOLITAN TORONTO, 1986

The office floor space in the Central Area was 55.8% of Metro Toronto's total of 9.2 million sq. m. compared to 11.7% for the combined office space of the five major centres: Yonge/Eglinton with 316,000 sq.m. or 3.4%, Yonge/St. Clair with 291,100 or 3.2%, North York Centre with 225,300 sq.m. or 2.4%, Scarborough Centre, 143,000 sq. m. or 1.5% and Islington/Kipling/Bloor with 102,700 sq. m. or 1.1%. The remaining 39.2% was spread throughout the rest of Metro Toronto.

This clearly reflects the dominance of the Central Area versus the aforementioned centres, although growth in Centres has been significant over the last 10 years in particular. The dimension of this growth is detailed later in this section.

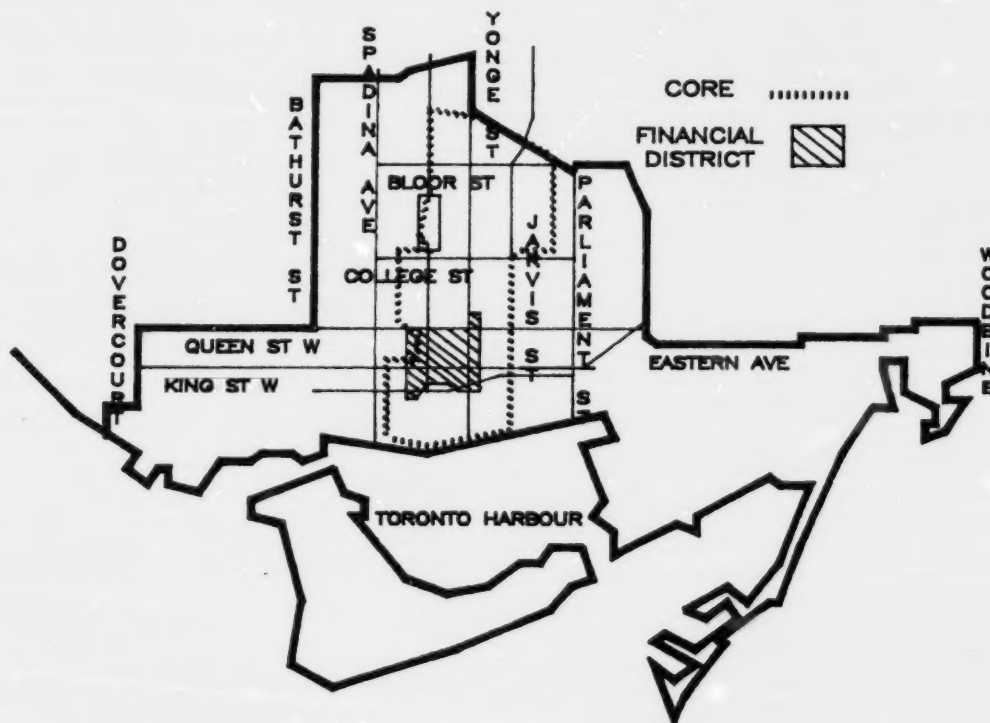
FIGURE 11



The office floor space per worker ranged from a low of 18.7 sq. m. at Scarborough Centre to 25.2 sq. m. in the Central Area and the rest of Toronto. The only area on Figure 11 which is above the Metro average is the 'Other' with about 26 sq. m. per employee. This 'Other' takes in all the other Key Areas and all the scattered buildings. The Metro average floor space per employee ends up at 25.2 sq. m., partially due to the large influence of the Central Area. One of the main reasons why the floor space per worker in the Central Area is so large compared to the Centres is due to the higher concentration of executive and professional functions.

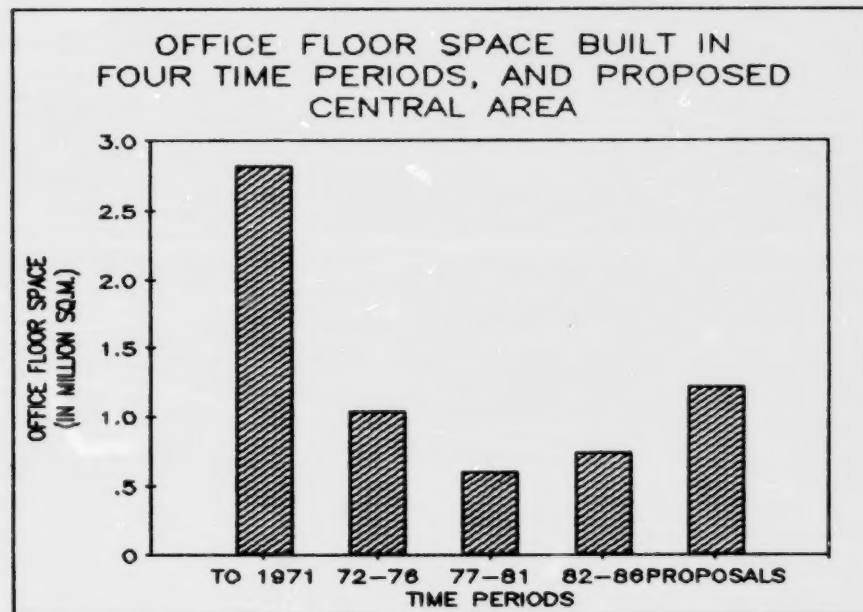
### CENTRAL AREA

The Central Area will always be a major focus of study because of its impact on areas like employment, financial growth, and transportation services. Due to its large share of Metropolitan Toronto's office floor space, the Central Area merits a special mention of its historical growth.



Prior to 1971, the office floor space in the Central Area was 2,825,000 sq. m. Within the next 3 five-year periods, the Central Area generated an almost equal amount of office space, broken down as follows: 1,035,600 sq. m. (1972-1976) or 207,100 sq. m. annually; 605,700 sq. m. (1977-1981) or 121,100 sq. m. annually; and 742,200 sq. m. (1982-1986) or 148,400 sq. m. annually; producing a total existing office space of 5,208,500 sq. m. In terms of the existing office space in the Central Area, 54.2% was built up to 1971, 19.9% in the 1972 to 1976 period, 11.6% in the 1977 to 1981 period, and 14.3% in the 1982 to 1986 time period.

FIGURE 12



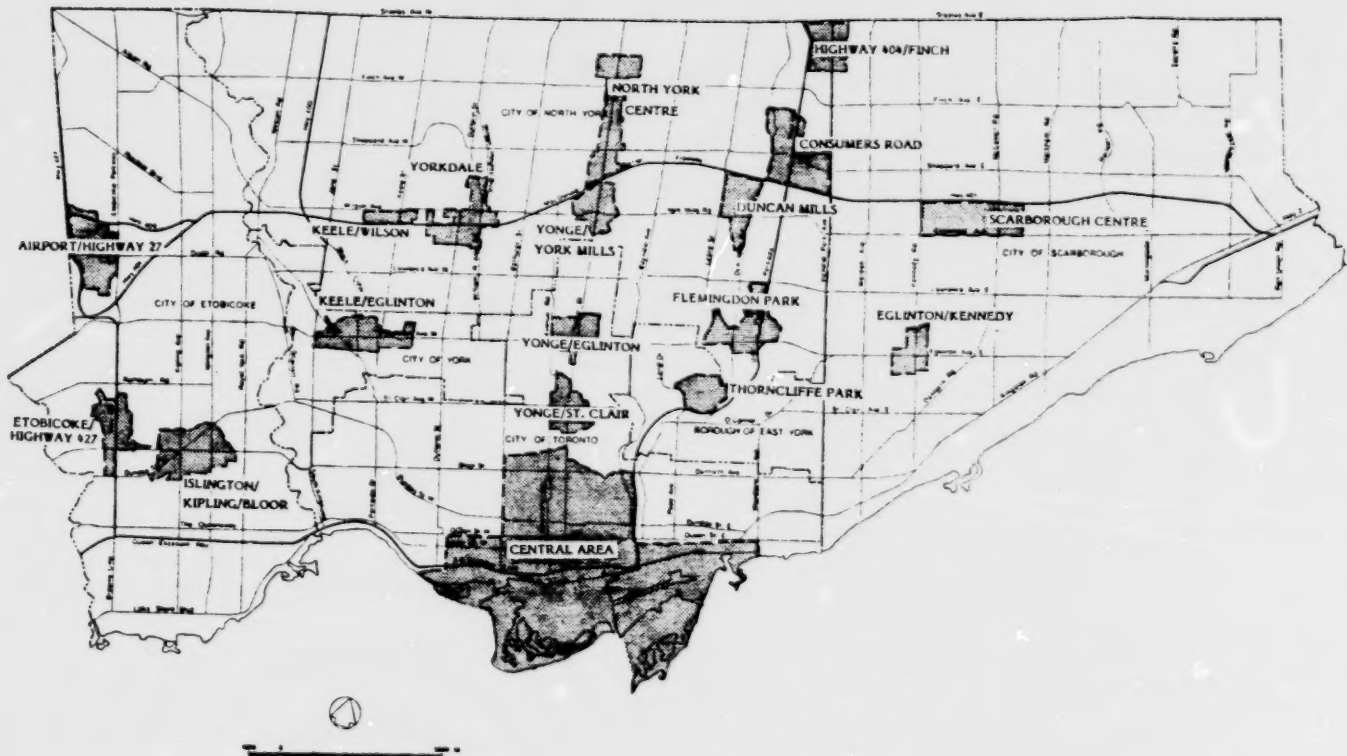
In terms of office employment in these buildings based on year of construction, a somewhat similar pattern evolved during these four study periods. Office employment in buildings built prior to 1971 was 121,100 or 58.8% of total; 40,200 or 19.5% for 1972-76; 21,800 or 10.6% for 1977-81 and 22,938 or 11.1% for 1982-86.

Office Space in the Central Area grew by 84.4% from 1971 to 1986, in comparison office employment growth was 14.2 points lower at 70.2%. The

difference in growth is partially accounted for by the increase in the floor space per worker ratios, from approximately 21 to the current 26 sq. m.

More than 1.2 million sq. m., equivalent to 23.5% of total existing office space, is proposed for development. Of this total, 307,700 sq. m. or 25.2% is already under construction with the largest project being the Scotia Plaza development at Bay St. and King St. in Downtown Toronto, with 131,200 sq. m., which is due to be completed in early 1988. Other large projects which were not in the Data Bank, but have come on stream since the end of 1986, would increase the proposed space extensively. In particular, the Markborough Project and any Railway Lands proposals were not included. It should be noted that these two projects alone would more than double the proposed office space in the Central Area.

#### DESIGNATED CENTRES AND KEY EMPLOYMENT AREAS

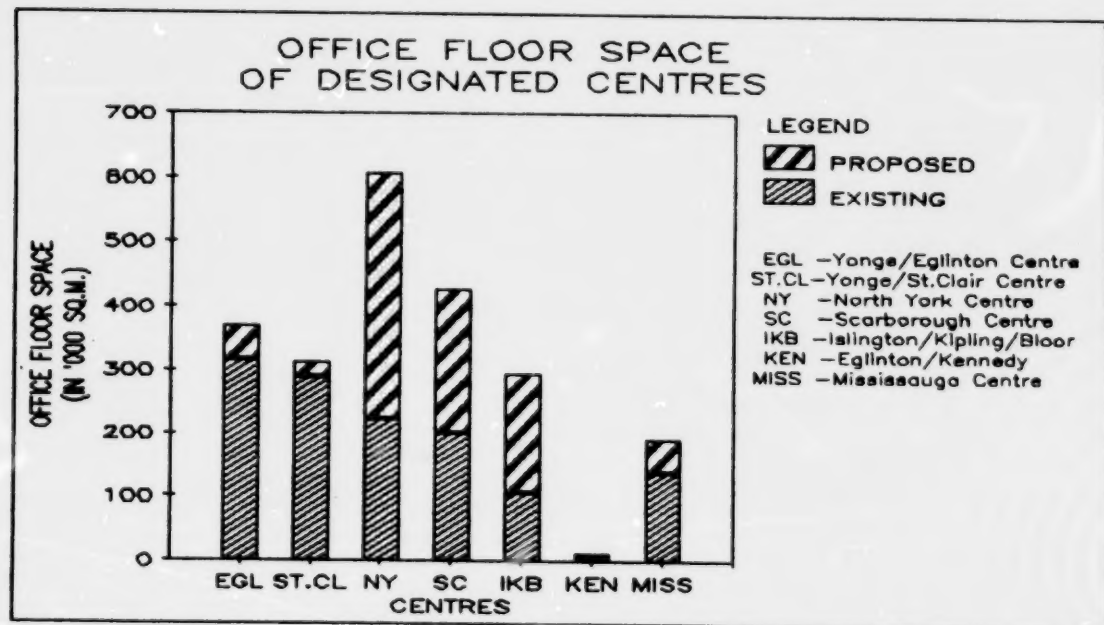


### DESIGNATED CENTRES AND OTHER KEY EMPLOYMENT AREAS

In the Metropolitan Toronto Official Plan six areas are designated as Centres, which are areas used as main focal points for proposed employment, entertainment and cultural activities. Figure 13 shows the amount of existing and proposed office floor space in these Centres as well as the Mississauga City Centre. The reason Mississauga Centre was included is due to the fact that it is also developing as a main community focal point, similar in nature to the Centres within Metro.

In 1986 the Centres in order of size were Yonge/Eglinton with 316,000 sq. m., followed by Yonge/St. Clair with 291,100 sq. m., North York Centre with 223,600 sq. m., Scarborough Centre with 201,600 sq. m., Mississauga Centre with 137,900 sq. m., Islington/Kipling/Bloor with 105,800 sq. m. and Kennedy/Eglinton at 6,950 sq. m. With the known proposals, it is expected that North York Centre will surpass both the Yonge/Eglinton and Yonge/St. Clair Centres to become the largest in terms of office floor space.

FIGURE 13



Including the proposals in Figure 13 the Centres will have the following space: North York Centre 607,100 sq. m.; followed by Scarborough Centre with

429,000 sq. m., Yonge/Eglinton with 372,200 sq. m.; Yonge/St. Clair with 314,800 sq. m.; Islington/Kipling/Bloor with 295,600 sq. m.; Mississauga with 192,200 sq. m.; and Kennedy/Eglinton 14,000 sq. m. Of the designated Centres, the only one which has not and does not look like it will become a central function in the near future is Kennedy/Eglinton.

The seven centres illustrated here accounted for 487,000 sq. m. of floor space in 1971, or 9.7% of the Regional Total, and by 1986 1,282,900 sq. m. was located in these centres, or 12.2% of the Regional Total. When considering the great amount of space constructed in the Central Area, the percentage increase in the Centres shows how they are becoming increasingly important in the Region.

It is expected that these percentage shares of the Region will continue to increase in the coming years. The annual average growth for these centres over the 1971 to 1986 period was 53,100 sq. m.

FIGURE 14

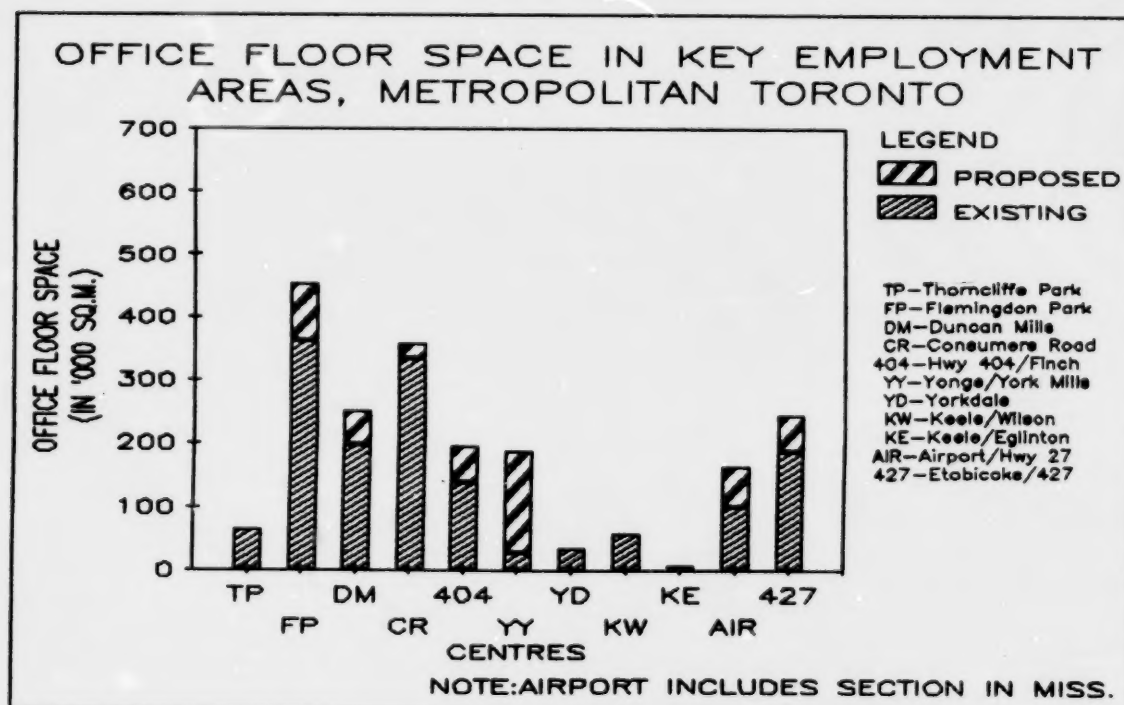


Figure 14 illustrates the existing and proposed space in other key concentrations or locations in the area. The largest of these areas are the ones with good direct access to major highways such as Duncan Mills, Consumers Rd., Finch/Hwy 404 and Flemington Park which are located along the Don Valley Corridor. This corridor has close to 1 million sq. m. of office space, the largest being Flemington Park with 361,600 sq. m. existing and an additional 92,600 proposed.

The two other key areas which presently have over 100,000 sq. m. are located along the Highway 427 Corridor, and are called the Etobicoke/427 Area and Airport Office Park. These two areas account for close to 300,000 sq. m.

The only other key area of note is Yonge/York Mills which presently has 27,700 sq. m., but has proposals that will bring its total to 187,900 sq. m.

## SECTION 6

### OTHER CHARACTERISTICS RELATED TO OFFICE BUILDINGS

The first part of this section examines the largest existing and proposed office buildings in the Metro Region. The remainder of the section examines employment in office and non-office buildings, characteristics of head office locations and office vacancy rates.

### LARGEST EXISTING AND PROPOSED OFFICE BUILDINGS

This section focuses on the physical structure of the buildings, specifically those with over 50,000 sq. m.

Following is a list of the largest 22 Existing and 9 Proposed buildings, including their addresses:

#### EXISTING

| <u>Rank</u> | <u>Name of Building</u>           | <u>Address</u>          | <u>Total Office<br/>Floor Space<br/>(in sq. m.)</u> |
|-------------|-----------------------------------|-------------------------|-----------------------------------------------------|
| 1           | First Canadian Place              | 100 King St. W.         | 190,355                                             |
| 2           | Commerce Court-East/South         | 243 Bay St.             | 171,210                                             |
| 3           | Toronto Dominion Tower            | 66 Wellington St. W.    | 146,051                                             |
| 4           | Royal Bank Plaza-North/South      | 200 Bay St.             | 134,552                                             |
| 5           | Province of Ontario-Hearst Block  | 900 Bay St.             | 124,328                                             |
| 6           | Ontario Hydro                     | 700 University Ave.     | 98,923                                              |
| 7           | Royal Trust Tower                 | 77 King St. W.          | 98,207                                              |
| 8           | Maclean Hunter                    | 777 Bay St.             | 87,672                                              |
| 9           | Exchange Tower                    | 130 King St. W.         | 81,780                                              |
| 10          | Atrium Phase I                    | 595 Bay St.             | 81,090                                              |
| 11          | Bell Trinity                      | 465 Bay St.             | 78,494                                              |
| 12          | Yonge-Eglinton Centre             | 2300 Yonge St.          | 65,278                                              |
| 13          | Aetna Centre                      | 145 King St. W.         | 63,950                                              |
| 14          | IBM Tower, 4th TD Centre          | 79-85 Wellington St. W. | 62,684                                              |
| 15          | Continental Bank Building         | 130 Adelaide St. W.     | 57,220                                              |
| 16          | Eaton Centre-Phase 1A, 1B         | 1 Dundas St. W.         | 56,461                                              |
| 17          | IBM                               | 3500 Steeles Ave. E.    | 54,873                                              |
| 18          | Sears                             | 800 Warden Ave.         | 53,165                                              |
| 19          | Commercial Union Tower            | 100 Wellington St. W.   | 51,719                                              |
| 20          | MTC Complex                       | 1201 Wilson Ave.        | 51,503                                              |
| 21          | Hudson's Bay Centre & Plaza       | 2 Bloor St. E.          | 50,445                                              |
| 22          | 750 Lawrence Ave. West - C.I.B.C. |                         | 50,293                                              |

#### PROPOSED

|   |                               |                |         |
|---|-------------------------------|----------------|---------|
| 1 | Scotia Plaza                  | 40 King St. W. | 131,215 |
| 2 | Eaton Centre Phase III        | 575 Bay St.    | 124,757 |
| 3 | 20 Harbour St.                |                | 106,560 |
| 4 | 255 King St. W.               |                | 94,880  |
| 5 | President's Choice (Orfus DV) | Hwy 404/Hwy 7  | 83,700  |
| 6 | College Park Phase 3          | 444 Yonge St.  | 72,156  |
| 7 | Concorde Sq. Ltd. (Phase III) | —              | 68,691  |
| 8 | Eatons                        | 80 Borough Dr. | 58,500  |
| 9 | BCE Place-Canada Trust Tower  | 152 Bay St.    | 54,529  |

There are 22 existing buildings and 9 proposed buildings that contain 50,000 sq. m. or more of office space. The five largest of the existing buildings, with more than 100,000 sq. m., in descending order are: First Canadian Place 190,355 sq. m.; Commerce Court 171,210 sq. m.; Toronto Dominion Tower 146,051 sq. m.; Royal Bank Plaza 134,552 sq. m.; and the Province of Ontario Hearst Block 124,328 sq. m., all located in the Central Area.

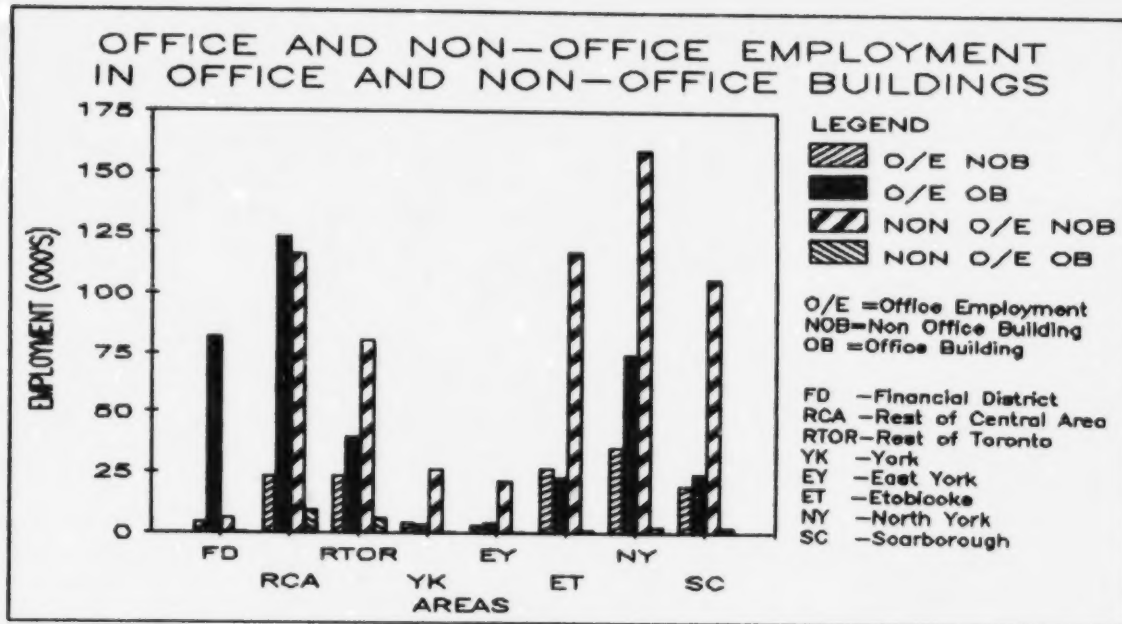
Of the existing buildings on the preceding page, 18 are found in Toronto, 2 in North York and 1 each in Scarborough and Markham (Region of York). In Toronto, 17 buildings are located in the Central Area. Of this total, 10 are in the Financial District and 7 are in the Core.

Among the proposed buildings, the largest is the Scotia Plaza with its 131,215 sq. m. proposed office space, slated for completion by Spring, 1988. The number of buildings by municipality is broken down as follows: Toronto, 6; North York, 1; Scarborough, 1; and Markham (Region of York) 1. All the 6 proposed buildings in Toronto will be built in the Central Area with 2 in the Financial District, 3 in the Core and 1 in the Fringe. It should be noted that various projects which have come on stream in the current year such as, the Markborough Project, the Metro Hall and the CBC site would make this list.

#### OFFICE AND NON-OFFICE EMPLOYMENT IN OFFICE AND NON-OFFICE BUILDINGS

The 1986 Office employment in Metropolitan Toronto totalled 518,800 with 72.6% or 376,900 in office buildings, and the remaining 27.4% in non-office buildings (e.g. office function in an industrial building or small office over a store). Out of the total 298,300 office employment in the City of Toronto, 246,200 or 82.5% of the employment work in office buildings. In the Financial District, 82,400 persons or 94.6% work in office buildings.

FIGURE 15



Office employment located in office buildings in the remaining municipalities were North York with 75,124 employment, Scarborough 24,678 employment and Etobicoke with 22,779 employment. East York and York had 4,373 and 3,708 office employment respectively.

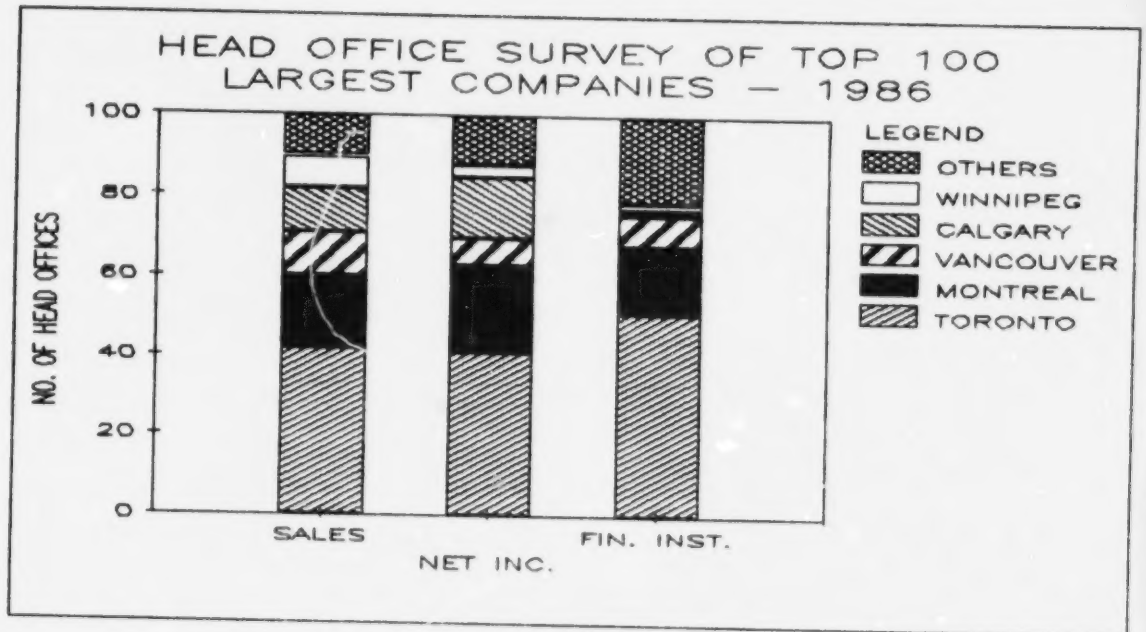
As a percentage of total employment, office employment in non-office buildings was concentrated in Etobicoke and York with 54.1% and 53.7% of the municipal total, respectively. In the other municipalities, the percentage ranges from 44.8% in East York to a low of 17.5% in Toronto.

In addition to the office employment in office buildings, there was 23,776 non-office employment within these buildings, this varying from printing shops to retail and institutional functions.

#### HEAD OFFICES BY MAJOR URBAN CENTRES

The study of the largest corporations has been expanded to include their yearly performance in terms of sales and income, and their head office location growth in major cities, including Toronto, since 1982. This study portrays the Toronto Region as the financial capital of Canada, and to support this, statistics on financial institutions and foreign banks are also included. All the pertinent data was derived from the 1982 to 1986 "Financial Post 500" reports.

FIGURE 16



#### SALES AND NET INCOME OF LARGEST COMPANIES IN CANADA

In 1986 the 100 industrial giants had total sales of close to \$294 billion, with 90 of these companies choosing Toronto, Montreal, Vancouver, Calgary or Winnipeg as their head office location (see first bar in Figure 16). From 1982 to 1986, Toronto has grown from having 38 of the top '100' to 42. The number of head offices in each of the other main centres in 1986 are as follows: Montreal 18; Vancouver and Calgary 11 each; and Winnipeg with 8.

Sales of these 100 companies had grown from \$243 billion in 1982 to over \$294 billion in 1986, a growth of \$51 billion in four years, or \$13 billion per annum.

The average number of foreign-owned companies that made the top 100 Industrials during the 1982-86 period was 34.

The second bar in Figure 16 shows the breakdown of 100 largest companies ranked by net income, with the result being almost identical to that of Sales. The notable differences are in the marked decrease of companies in Winnipeg and Vancouver, with respective increases in Montreal and Calgary.

Of the 100 most profitable companies, 41 were located in Toronto, with a total net income of \$4.44 billion.

Of the top 10 dollar netters, 5 companies were in Energy, 2 in Manufacturing and 1 each in Communications, Mining and Metals and Conglomerates. Their respective head offices were located in Toronto and Montreal with 5 each.

#### TOP FINANCIAL INSTITUTIONS (RANKED BY ASSETS)

The rankings of banks, trust companies and other financial institutions, as prepared by the "Financial Post 500", (see bar 3 Figure 16) shows that by 1986 over half of the top 100 companies have their head offices in Toronto, an increase from 43 in 1982, to 45 in 1983, 46 in 1984, 48 in 1985, to 51 in 1986. Sixteen to eighteen companies preferred Montreal as their base of operation while an average of 8 companies opted for Vancouver.

Montreal's 18 financial institutions have assets worth an average of \$232 billion representing about 41% of the total assets of the top 100 financial institutions as compared to Toronto's average of \$182.6 billion, or 32% of the total. Vancouver's eight financial companies have average combined assets worth approximately \$15 billion.

In terms of percentage growth of financial institutions, Toronto ranks first with total assets of \$154 billion in 1982 that grew to \$211 billion in 1986, an increase of \$57 billion or 37.1%. In the same period, Vancouver and Montreal's banks managed to increase their assets to 36.5% and 30.5%, respectively.

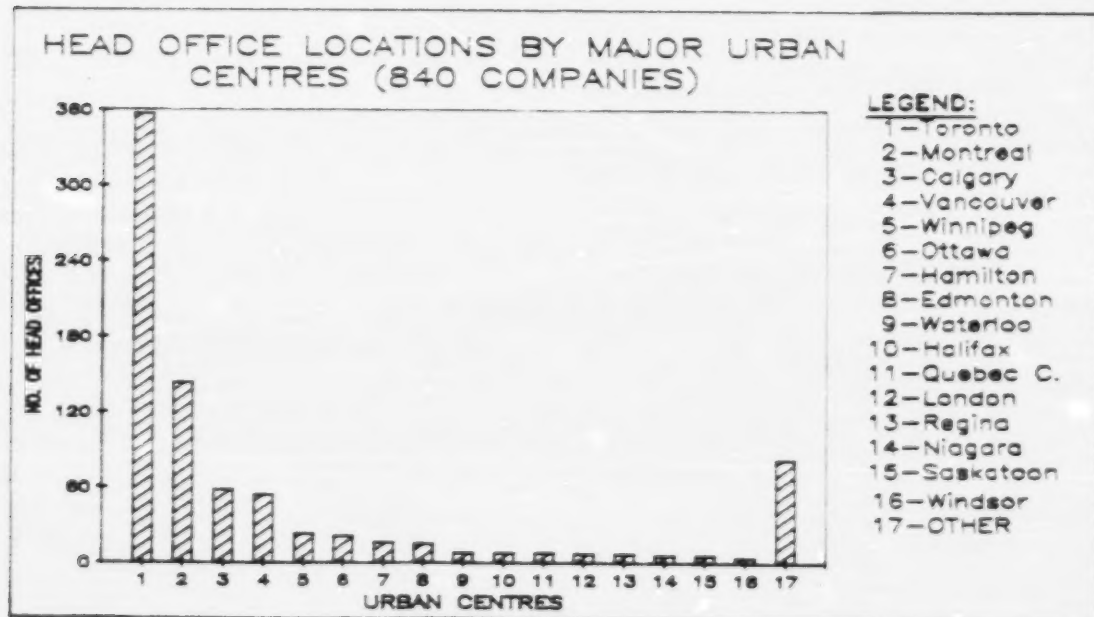
A separate list of 57 foreign banks and their head office location appears in the 1985 Financial Post 500, showing 47 head offices in Toronto, 5 in Montreal, 4 in Vancouver and 1 in Calgary. The banks in Toronto have combined

assets of \$25.4 billion, accounting for 87.4% of the total banks' assets. The assets of the 5 banks in Montreal amount to \$2.5 billion or 8.8%, and those in Vancouver are worth \$1.1 billion or 3.8%.

Toronto's status as an important international centre has been evolving over the last few years. The increased importance of Toronto has become more evident with the rapid expansion of business services available to firms in national and, increasingly international commerce; as these data clearly show, Toronto is well ahead among the other major cities in Canada as an international banking centre.

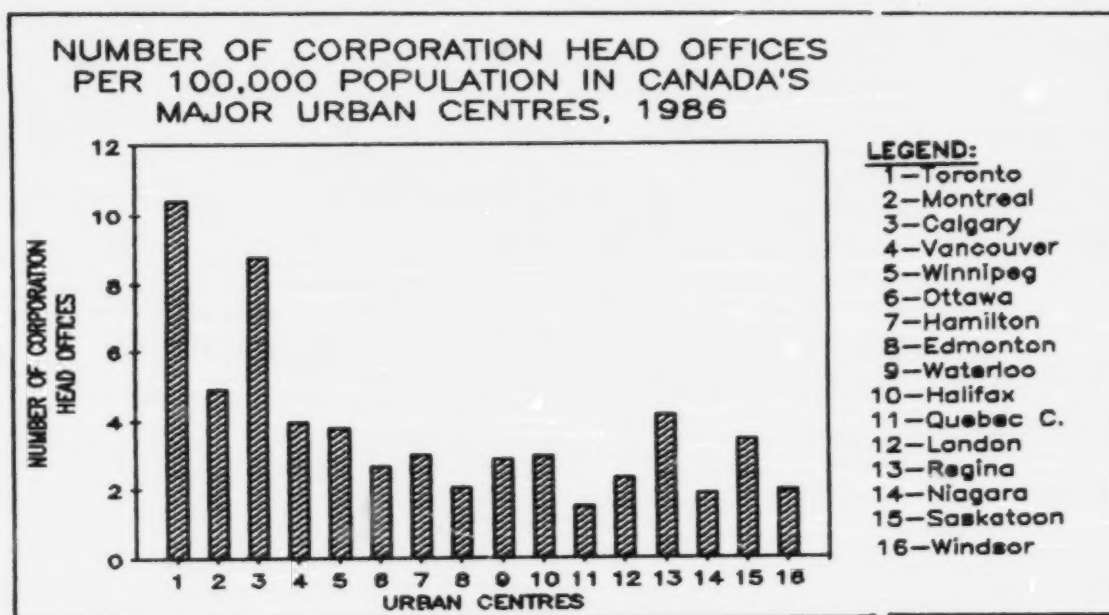
The "Financial Post 500" reports also include a section listing the next 100 companies or so called 'companies of tomorrow', 100 private companies, 100 financial institutions (discussed earlier), 25 life insurers, and 15 property and casualty insurers for a total of 840 companies. Again, Toronto topped the field with 358 of these companies maintaining their head offices in Toronto in 1986 (see Figure 17), 2.5 times bigger than second place Montreal, which had 144 head offices, which in turn was 2.4 times bigger than Calgary with its 59 head offices. The next cities with a significant number of head offices were: Vancouver, 55; Winnipeg, 24; Ottawa, 22; Hamilton, 17; and Edmonton, 16. About 9.9% of the total 840 companies, numbering 83 in all, had their head offices in "OTHER" cities, scattered across the rest of Canada.

FIGURE 17



When considering the relationships of the corporations' head offices to their population, Toronto tops the field among all urban centres, with 10.4 head offices per 100,000 population. Calgary, which only has one-sixth of the head offices, comes in second with 8.8 head offices per 100,000 population. Next is Montreal with 4.9, followed in descending order by Regina with 4.2, Vancouver with 4.0, and Winnipeg at 3.8. This again helps to clearly illustrate the dominance of Toronto as the major location for corporate head offices in this country.

FIGURE 18

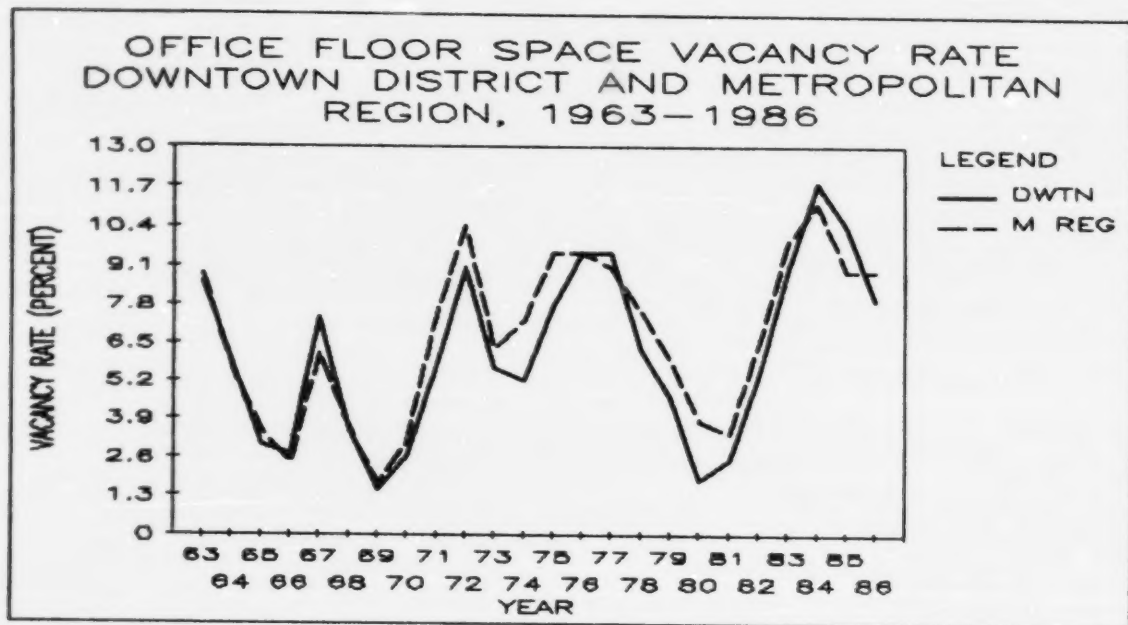


#### OFFICE FLOOR SPACE VACANCY RATE

As reported by Royal LePage and shown on the accompanying graph, the average office floor space vacancy rate in Metropolitan Region for the 24-year period was 6.7%. Its lowest and highest rates were 1.7% and 11.1%, 1969 and 1984, respectively. For the past two years, the vacancy rate remained at 8.9%, which was one-tenth of a point higher than what its rate was in 1963. Most sources are predicting that the vacancy rates will continue to drop in the coming years providing the strong demand for office space, particularly in the downtown core, continues.

The office floor space vacancy rate in the Central Area was lowest in 1969 with 1.5% and highest in 1984 with 11.8%. Its average rate beginning in the 1963-66 period was 5.0%, went up to 5.8% in the next 10-year period and again climbed to 6.9% in 1977 to 1986.

FIGURE 19



A survey conducted by The Office Network, which looked at 49,000 multi-tenant office buildings throughout North America and Western Europe involving 42 large cities, found that Toronto's Central Business District and suburbs combined, had an 8.1% vacancy rate at the end of June, 1987, the lowest in North America. Also, the vacancy rate in Downtown Toronto has dropped further in the first half of 1987 to 6.0%, according to Royal LePage.

According to Royal LePage, the average 1986 office floor space rental rate varies from a low of \$113 per square metre in Metro West (Etobicoke/Mississauga/Brampton) to a high of \$280-\$334 in the financial core of downtown Toronto. Building owners in Metro East (Scarborough/Markham/Pickering) charge an average of \$129-140 per sq. m. while most buildings in Metro West, particularly those located near Lester B. Pearson International Airport, increased their rates to an average of 4%-5% per annum from \$116 per sq. m. in 1983 to \$140 per sq. m. in 1986. Surprisingly, as an example, the rent offered by Royal Bank Plaza in the downtown area, remained constant at \$280-\$334 from 1983 to 1986.

## SECTION 7

## CONCLUSIONS

Over the last fifteen years the growth of office floor space in the Metro Region in general has been growing at what appeared to be an increasing rate. In fact, when this is carefully examined, the rate of growth in the Metro Region was slower in the last five years than each of the previous two five-year periods. The annual average growth of office floor space in the Metro Region was 4.2 million sq. ft. in the 1972-1976 period, a marginal increase to 4.4 million sq. ft. in the 1977-1981 period, and down significantly to 3.3 million sq. ft. from 1982-1986. Even the Central Area with its large growth has shown some slowing down with annual average growth of 2.2 million sq. ft. from 1972-1976, and much lower 1.3 million sq. ft. in the 1977-1981 period, and 1.6 million sq. ft. from 1982-1986.

The factor that best shows that the growth in Office is growing at a much slower rate is percentage growth. From 1971 to 1976 the Metro Region grew 38.6%, then from 1976 to 1981 by 29.5% and finally from 1981 to 1986 by 16.8%.

The dominance of the Central Area and Metro Toronto continues in general, but since 1971 the distribution has shifted significantly. Since 1971 the percentage distribution of office space in Metro Toronto has dropped from 95.8% to 90.0% in 1986.

The Central Area has gone from having 56.0% of the total Metro Region office space in 1971 to 49.3% in 1986. The Major Centres on the other hand have increased their share from 9.7% in 1971 to 12.2% in 1986. The other general area of growth has been the Outer Regions which have gone from having 4.2% of the total office space in 1971 to 10.0% in 1986.

While new development is continuing in the Regions and some significant office construction is taking place, it is clear that the Central Area of Toronto will remain the dominant focus of office construction if the present trend prevails. As well, it can be seen that the planned subcentres; Islington/Kipling/Bloor, North York and Scarborough, which are located on rapid transit facilities have, in fact, been growing rapidly and have significant amounts of committed future developments. While the centres growth will not pre-empt

the downtown area, it is clear that the strategy to promote subcentres is working and that in relation to other suburban locations, the centres can be expected to do extremely well.

From a Metropolitan perspective, it would appear that the need to maintain regional transportation accessibility into the downtown area will continue to be of importance, not only to the economic health of Metropolitan Toronto but the Metro Region as a whole. To accommodate future growth transit accessibility is paramount both with respect to the financial district and the attraction of offices to transit in the subcentres.

It would appear that Metro should reinforce the subcentre strategy already in place and support the local municipalities intentions in this regard. With respect to contemplated Central Area development, Metropolitan Toronto and the City of Toronto will have to find ways to accommodate growth if it is to continue and be successful.

SECTION 8

APPENDIX



TABLE 1

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,  
BY REGION IN METROPOLITAN REGION

|                             | TO 1971   | 1972-1976 | 1977-1981 | 1982-1986 | TOTAL<br>TO 1986 |
|-----------------------------|-----------|-----------|-----------|-----------|------------------|
| <b>METROPOLITAN TORONTO</b> |           |           |           |           |                  |
| # of Buildings              | 783       | 186       | 155       | 96        | 1,220            |
| Office Floor Space          | 4,827,049 | 1,800,906 | 1,609,663 | 1,267,820 | 9,505,438        |
| % Floor Space →             | 50.8      | 19.0      | 16.9      | 13.3      | 100.0            |
| % Floor Space ↓             | 95.8      | 92.6      | 78.2      | 83.7      | 90.0             |
| <b>DURHAM</b>               |           |           |           |           |                  |
| # of Buildings              | 22        | 7         | 7         | 5         | 41               |
| Office Floor Space          | 56,774    | 22,843    | 55,649    | 10,614    | 145,880          |
| % Floor Space →             | 38.9      | 15.7      | 38.1      | 7.3       | 100.0            |
| % Floor Space ↓             | 1.1       | 1.2       | 2.7       | 0.7       | 1.4              |
| <b>YORK</b>                 |           |           |           |           |                  |
| # of Buildings              | 6         | 3         | 18        | 19        | 46               |
| Office Floor Space          | 8,341     | 3,768     | 119,636   | 98,729    | 230,474          |
| % Floor Space →             | 3.6       | 1.6       | 51.9      | 42.9      | 100.0            |
| % Floor Space ↓             | 0.2       | 0.2       | 5.8       | 6.5       | 2.2              |
| <b>PEEL</b>                 |           |           |           |           |                  |
| # of Buildings              | 35        | 12        | 30        | 16        | 93               |
| Office Floor Space          | 122,758   | 71,180    | 234,541   | 106,031   | 534,510          |
| % Floor Space →             | 23.0      | 13.3      | 43.9      | 19.8      | 100.0            |
| % Floor Space ↓             | 2.4       | 3.7       | 11.4      | 7.0       | 5.1              |
| <b>HALTON</b>               |           |           |           |           |                  |
| # of Buildings              | 8         | 16        | 13        | 9         | 46               |
| Office Floor Space          | 26,815    | 44,989    | 39,743    | 32,228    | 143,775          |
| % Floor Space →             | 18.7      | 31.3      | 27.6      | 22.4      | 100.0            |
| % Floor Space ↓             | 0.5       | 2.3       | 1.9       | 2.1       | 1.3              |
| <b>METROPOLITAN REGION</b>  |           |           |           |           |                  |
| # of Buildings              | 854       | 224       | 223       | 145       | 1,446            |
| Office Floor Space          | 5,041,737 | 1,943,686 | 2,059,232 | 1,515,422 | 10,560,077       |
| % Floor Space →             | 47.7      | 18.4      | 19.5      | 14.4      | 100.0            |
| % Floor Space ↓             | 100.0     | 100.0     | 100.0     | 100.0     | 100.0            |

Source: R1.20 Non-Res Land Use Data Bank

Metropolitan Toronto Planning Department  
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TABLE 2

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,  
BY MUNICIPALITIES IN EACH REGION

|                      | TO 1971 | 1972-1976 | 1977-1981 | 1982-1986 | TOTAL<br>TO 1986 |
|----------------------|---------|-----------|-----------|-----------|------------------|
| <b>PICKERING</b>     |         |           |           |           |                  |
| # of Buildings       | 3       | 1         | 2         | 1         | 7                |
| Office Floor Space   | 6,239   | 1,486     | 6,465     | 1,672     | 15,862           |
| % Floor Space →      | 39.3    | 9.4       | 40.8      | 10.5      | 100.0            |
| % Floor Space ↓      | 11.0    | 6.3       | 11.6      | 13.8      | 10.9             |
| <b>AJAX</b>          |         |           |           |           |                  |
| # of Buildings       | 3       | 0         | 0         | 0         | 3                |
| Office Floor Space   | 6,125   | 0         | 0         | 0         | 6,125            |
| % Floor Space →      | 100.0   | 0.0       | 0.0       | 0.0       | 100.0            |
| % Floor Space ↓      | 10.8    | 0.0       | 0.0       | 0.0       | 4.2              |
| <b>WHITBY</b>        |         |           |           |           |                  |
| # of Buildings       | 0       | 1         | 1         | 3         | 5                |
| Office Floor Space   | 0       | 3,804     | 4,854     | 6,922     | 15,580           |
| % Floor Space →      | 0.0     | 24.4      | 31.2      | 44.4      | 100.0            |
| % Floor Space ↓      | 0.0     | 16.7      | 8.7       | 65.2      | 10.7             |
| <b>OSHAWA</b>        |         |           |           |           |                  |
| # of Buildings       | 16      | 5         | 4         | 1         | 26               |
| Office Floor Space   | 44,410  | 17,553    | 44,330    | 2,020     | 108,313          |
| % Floor Space →      | 41.0    | 16.2      | 40.9      | 1.9       | 100.0            |
| % Floor Space ↓      | 78.2    | 76.8      | 79.7      | 19.0      | 74.2             |
| <b>DURHAM REGION</b> |         |           |           |           |                  |
| # of Buildings       | 22      | 7         | 7         | 5         | 41               |
| Office Floor Space   | 56,774  | 22,843    | 55,649    | 10,614    | 145,880          |
| % Floor Space →      | 38.9    | 15.7      | 38.1      | 7.3       | 100.0            |
| % Floor Space ↓      | 100.0   | 100.0     | 100.0     | 100.0     | 100.0            |
| <b>VAUGHAN</b>       |         |           |           |           |                  |
| # of Buildings       | 0       | 1         | 4         | 0         | 5                |
| Office Floor Space   | 0       | 1,023     | 6,746     | 0         | 7,769            |
| % Floor Space →      | 0.0     | 13.2      | 86.8      | 0.0       | 100.0            |
| % Floor Space ↓      | 0.0     | 27.1      | 5.6       | 0.0       | 3.4              |
| <b>MARKHAM</b>       |         |           |           |           |                  |
| # of Buildings       | 0       | 0         | 7         | 14        | 21               |
| Office Floor Space   | 0       | 0         | 93,103    | 80,353    | 173,456          |
| % Floor Space →      | 0.0     | 0.0       | 53.7      | 46.3      | 100.0            |
| % Floor Space ↓      | 0.0     | 0.0       | 77.8      | 81.4      | 75.2             |
| <b>RICHMOND HILL</b> |         |           |           |           |                  |
| # of Buildings       | 0       | 0         | 1         | 4         | 5                |
| Office Floor Space   | 0       | 0         | 1,047     | 11,699    | 12,746           |
| % Floor Space →      | 0.0     | 0.0       | 8.2       | 91.8      | 100.0            |
| % Floor Space ↓      | 0.0     | 0.0       | 0.9       | 11.8      | 5.5              |
| <b>AURORA</b>        |         |           |           |           |                  |
| # of Buildings       | 0       | 1         | 2         | 0         | 3                |
| Office Floor Space   | 0       | 836       | 4,181     | 0         | 5,017            |
| % Floor Space →      | 0.0     | 16.7      | 83.3      | 0.0       | 100.0            |
| % Floor Space ↓      | 0.0     | 22.2      | 3.5       | 0.0       | 2.2              |
| <b>NEWMARKET</b>     |         |           |           |           |                  |
| # of Buildings       | 6       | 1         | 4         | 1         | 12               |
| Office Floor Space   | 8,341   | 1,909     | 14,539    | 6,677     | 31,486           |
| % Floor Space →      | 26.5    | 6.1       | 46.2      | 21.2      | 100.0            |
| % Floor Space ↓      | 100.0   | 50.7      | 12.2      | 6.8       | 13.7             |
| <b>YORK REGION</b>   |         |           |           |           |                  |
| # of Buildings       | 6       | 3         | 18        | 19        | 46               |
| Office Floor Space   | 8,341   | 3,768     | 119,636   | 98,729    | 230,474          |
| % Floor Space →      | 3.6     | 1.6       | 51.9      | 42.9      | 100.0            |
| % Floor Space ↓      | 100.0   | 100.0     | 100.0     | 100.0     | 100.0            |

TABLE 2 (Continued)

TOTAL OFFICE FLOOR SPACE BY FOUR TIME PERIODS,  
BY MUNICIPALITIES IN EACH REGION

|                      | TO 1971 | 1972-1976 | 1977-1981 | 1982-1986 | TOTAL<br>TO 1986 |
|----------------------|---------|-----------|-----------|-----------|------------------|
| <b>MISSISSAUGA</b>   |         |           |           |           |                  |
| # of Buildings       | 9       | 12        | 26        | 15        | 62               |
| Office Floor Space   | 46,893  | 71,180    | 207,621   | 101,736   | 427,430          |
| % Floor Space →      | 11.0    | 16.6      | 48.6      | 23.8      | 100.0            |
| % Floor Space ↓      | 38.2    | 100.0     | 88.5      | 95.9      | 80.0             |
| <b>BRAMPTON</b>      |         |           |           |           |                  |
| # of Buildings       | 26      | 0         | 4         | 1         | 31               |
| Office Floor Space   | 75,865  | 0         | 26,920    | 4,295     | 107,080          |
| % Floor Space →      | 70.9    | 0.0       | 25.1      | 4.0       | 100.0            |
| % Floor Space ↓      | 61.8    | 0.0       | 11.5      | 4.1       | 20.0             |
| <b>PEEL REGION</b>   |         |           |           |           |                  |
| # of Buildings       | 35      | 12        | 30        | 16        | 93               |
| Office Floor Space   | 122,758 | 71,180    | 230,541   | 106,031   | 534,510          |
| % Floor Space →      | 23.0    | 13.5      | 43.9      | 19.8      | 100.0            |
| % Floor Space ↓      | 100.0   | 100.0     | 100.0     | 100.0     | 100.0            |
| <b>OAKVILLE</b>      |         |           |           |           |                  |
| # of Buildings       | 0       | 2         | 3         | 3         | 8                |
| Office Floor Space   | 0       | 3,093     | 8,862     | 17,600    | 29,555           |
| % Floor Space →      | 0.0     | 10.5      | 30.0      | 59.5      | 100.0            |
| % Floor Space ↓      | 0.0     | 6.9       | 22.3      | 34.6      | 20.6             |
| <b>BURLINGTON</b>    |         |           |           |           |                  |
| # of Buildings       | 8       | 14        | 10        | 6         | 38               |
| Office Floor Space   | 26,815  | 41,896    | 30,881    | 14,628    | 114,220          |
| % Floor Space →      | 23.5    | 36.7      | 27.0      | 12.8      | 100.0            |
| % Floor Space ↓      | 100.0   | 93.1      | 77.7      | 45.4      | 79.4             |
| <b>HALTON REGION</b> |         |           |           |           |                  |
| # of Buildings       | 8       | 16        | 13        | 9         | 46               |
| Office Floor Space   | 26,815  | 44,989    | 39,743    | 32,228    | 143,775          |
| % Floor Space →      | 18.7    | 31.3      | 27.6      | 22.4      | 100.0            |
| % Floor Space ↓      | 100.0   | 100.0     | 100.0     | 100.0     | 100.0            |

Source: R1.20 Non-Res Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division  
August 1987

TABLE 3

**PROPOSED OFFICE SPACE BY PROJECT STATUS, BY REGION, METROPOLITAN REGION**  
(Floor Space in Square Metres)

|                         |                       | Applications<br>Received for<br>Council Approval | Applications<br>Approved by<br>Council | Permit<br>Issued        | Under<br>Construction    | Total                       |
|-------------------------|-----------------------|--------------------------------------------------|----------------------------------------|-------------------------|--------------------------|-----------------------------|
| Metropolitan<br>Toronto | Fl. Sp.<br>% →<br>% ↓ | 813,682<br>24.4<br>90.7                          | 1,610,899<br>48.3<br>95.9              | 259,448<br>7.8<br>79.2  | 650,294<br>19.5<br>84.1  | 3,334,323<br>100.0<br>90.6  |
| Durham                  | Fl. Sp.<br>% →<br>% ↓ | 0<br>0.0<br>0.0                                  | 5,390<br>55.8<br>0.3                   | 2,420<br>25.0<br>0.7    | 1,860<br>19.2<br>0.2     | 9,670<br>100.0<br>0.3       |
| York                    | Fl. Sp.<br>% →<br>% ↓ | 83,700<br>45.7<br>9.3                            | 5,017<br>2.7<br>0.3                    | 65,927<br>36.0<br>20.1  | 28,686<br>15.6<br>3.7    | 183,330<br>100.0<br>5.0     |
| Peel                    | Fl. Sp.<br>% →<br>% ↓ | 0<br>0.0<br>0.0                                  | 38,225<br>29.8<br>2.3                  | 0<br>0.0<br>0.0         | 90,160<br>70.2<br>11.7   | 128,385<br>100.0<br>3.5     |
| Halton                  | Fl. Sp.<br>% →<br>% ↓ | 0<br>0.0<br>0.0                                  | 20,066<br>90.2<br>1.2                  | 0<br>0.0<br>0.0         | 2,174<br>9.8<br>0.3      | 22,240<br>100.0<br>0.6      |
| METROPOLITAN<br>REGION  | Fl. Sp.<br>% →<br>% ↓ | 897,382<br>24.4<br>100.0                         | 1,679,597<br>45.7<br>100.0             | 327,795<br>8.9<br>100.0 | 773,174<br>21.0<br>100.0 | 3,677,948<br>100.0<br>100.0 |

Source: R.1.20 Office Data Bank

Metropolitan Toronto Planning Department  
Research Division  
November 1987

TABLE 4

**TOTAL OFFICE FLOOR SPACE AND EMPLOYMENT CHARACTERISTICS  
BY FOUR BUILDING SIZES AND FOUR TIME PERIODS, METROPOLITAN TORONTO**

|                             | TO 1971   | 1972-1976 | 1977-1981 | 1982-1986 | TOTAL<br>TO 1986 |
|-----------------------------|-----------|-----------|-----------|-----------|------------------|
| <b>900-2,000 SQ. M</b>      |           |           |           |           |                  |
| Floor Space                 | 263       | 47        | 47        | 18        | 375              |
| Office Employees            | 346,982   | 63,562    | 59,935    | 21,750    | 492,229          |
| Floor Space/Employee        | 17,347    | 3,334     | 3,394     | 893       | 24,968           |
| % of Total Floor Space      | 20.0      | 19.1      | 17.7      | 24.4      | 19.7             |
| % Total Floor Space         | 70.5      | 12.9      | 12.2      | 4.4       | 100.0            |
|                             | 7.2       | 3.5       | 3.7       | 1.7       | 5.2              |
| <b>2,001-10,000 SQ. M</b>   |           |           |           |           |                  |
| Floor Space                 | 400       | 89        | 74        | 42        | 605              |
| Office Employees            | 1,730,123 | 399,329   | 340,359   | 181,927   | 2,651,738        |
| Floor Space/Employee        | 73,225    | 16,997    | 14,268    | 6,139     | 110,629          |
| % of Total Floor Space      | 23.6      | 23.5      | 23.9      | 29.6      | 24.0             |
| % Total Floor Space         | 65.2      | 15.1      | 12.8      | 6.9       | 100.0            |
|                             | 35.8      | 22.2      | 21.1      | 14.4      | 27.9             |
| <b>10,001-100,000 SQ. M</b> |           |           |           |           |                  |
| Floor Space                 | 118       | 49        | 32        | 36        | 235              |
| Office Employees            | 2,479,565 | 1,166,805 | 884,462   | 1,064,143 | 5,594,975        |
| Floor Space/Employee        | 98,652    | 40,364    | 35,121    | 33,832    | 207,969          |
| % of Total Floor Space      | 25.1      | 28.9      | 25.2      | 31.5      | 26.9             |
| % Total Floor Space         | 44.3      | 20.9      | 15.8      | 19.0      | 100.0            |
|                             | 51.4      | 64.8      | 55.0      | 83.9      | 58.8             |
| <b>100,001 SQ. M PLUS</b>   |           |           |           |           |                  |
| Floor Space                 | 2         | 1         | 2         | 0         | 5                |
| Office Employees            | 270,379   | 171,210   | 324,907   | 0         | 766,496          |
| Floor Space/Employee        | 15,473    | 6,908     | 10,916    | 0         | 33,297           |
| % of Total Floor Space      | 17.5      | 24.8      | 29.8      | 0.0       | 23.0             |
| % Total Floor Space         | 35.3      | 22.3      | 42.4      | 0.0       | 100.0            |
|                             | 5.6       | 9.5       | 20.2      | 0.0       | 8.1              |
| <b>TOTAL</b>                |           |           |           |           |                  |
| Floor Space                 | 783       | 186       | 155       | 96        | 1,220            |
| Office Employees            | 4,827,049 | 1,800,906 | 1,609,663 | 1,267,820 | 9,505,438        |
| Floor Space/Employee        | 204,697   | 67,603    | 63,699    | 40,864    | 376,863          |
| % of Total Floor Space      | 23.6      | 26.6      | 25.3      | 31.0      | 25.2             |
| % Total Floor Space         | 50.8      | 19.0      | 16.9      | 13.3      | 100.0            |
|                             | 100.0     | 100.0     | 100.0     | 100.0     | 100.0            |

Source: R1.20 Non-Res Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division  
August 1987

TABLE 5

**PROPOSED OFFICE SPACE BY PROJECT STATUS, BY PDI, MUNICIPALITIES AND METROPOLITAN TORONTO**  
(Floor Space in Square Metres)

|                         |            | Application<br>Received For<br>Council Approval | Application<br>Approved<br>By Council | Permit<br>Issued | Under<br>Construction | Total     |
|-------------------------|------------|-------------------------------------------------|---------------------------------------|------------------|-----------------------|-----------|
| PDI                     | Fl Sp      | 289,868                                         | 427,239                               | 196,913          | 307,741               | 1,221,761 |
|                         | % →        | 23.7                                            | 35.0                                  | 16.1             | 25.2                  | 100.0     |
|                         | % ↓        | 35.6                                            | 26.5                                  | 75.9             | 47.3                  | 36.6      |
|                         | (25.0) Emp | 11,595                                          | 17,090                                | 7,877            | 12,309                | 48,871    |
| Rest of<br>Toronto      | Fl Sp      | 59,480                                          | 180,236                               | 5,805            | 61,616                | 307,137   |
|                         | % →        | 19.4                                            | 58.7                                  | 1.9              | 20.0                  | 100.0     |
|                         | % ↓        | 7.3                                             | 11.2                                  | 2.2              | 9.5                   | 9.2       |
|                         | (25.0) Emp | 2,379                                           | 7,209                                 | 232              | 2,465                 | 12,285    |
| York                    | Fl Sp      | 0                                               | 0                                     | 0                | 0                     | 0         |
|                         | % →        | 0.0                                             | 0.0                                   | 0.0              | 0.0                   | 0.0       |
|                         | % ↓        | 0.0                                             | 0.0                                   | 0.0              | 0.0                   | 0.0       |
|                         | (25.0) Emp | 0                                               | 0                                     | 0                | 0                     | 0         |
| East York               | Fl Sp      | 0                                               | 0                                     | 0                | 0                     | 0         |
|                         | % →        | 0.0                                             | 0.0                                   | 0.0              | 0.0                   | 0.0       |
|                         | % ↓        | 0.0                                             | 0.0                                   | 0.0              | 0.0                   | 0.0       |
|                         | (25.0) Emp | 0                                               | 0                                     | 0                | 0                     | 0         |
| Etobicoke               | Fl Sp      | 17,868                                          | 311,111                               | 46,822           | 74,926                | 450,727   |
|                         | % →        | 4.0                                             | 69.0                                  | 10.4             | 16.6                  | 100.0     |
|                         | % ↓        | 2.2                                             | 19.3                                  | 18.1             | 11.5                  | 13.5      |
|                         | (25.0) Emp | 715                                             | 12,444                                | 1,873            | 2,997                 | 18,029    |
| North York              | Fl Sp      | 16,308                                          | 637,413                               | 9,908            | 206,011               | 869,640   |
|                         | % →        | 1.9                                             | 73.3                                  | 1.1              | 23.7                  | 100.0     |
|                         | % ↓        | 2.0                                             | 39.6                                  | 3.8              | 31.7                  | 26.1      |
|                         | (25.0) Emp | 652                                             | 25,497                                | 396              | 8,241                 | 34,786    |
| Scarborough             | Fl Sp      | 430,158                                         | 54,900                                | 0                | 0                     | 485,058   |
|                         | % →        | 88.7                                            | 11.3                                  | 0.0              | 0.0                   | 100.0     |
|                         | % ↓        | 52.9                                            | 3.4                                   | 0.0              | 0.0                   | 14.6      |
|                         | (25.0) Emp | 17,206                                          | 2,196                                 | 0                | 0                     | 19,402    |
| Metropolitan<br>Toronto | Fl Sp      | 813,682                                         | 1,610,899                             | 259,448          | 650,294               | 3,334,323 |
|                         | % →        | 24.4                                            | 48.3                                  | 7.8              | 19.5                  | 100.0     |
|                         | % ↓        | 100.0                                           | 100.0                                 | 100.0            | 100.0                 | 100.0     |
|                         | (25.0) Emp | 32,547                                          | 64,436                                | 10,378           | 26,012                | 133,373   |

Source: R1.20 Office Data Bank

Metropolitan Toronto Planning Department  
Research Division  
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TABLE 6

**PROPOSED OFFICE SPACE BY FOUR BUILDING SIZES IN PDI, MUNICIPALITIES  
AND METROPOLITAN TORONTO**

(Floor Space in Square Metres)

|                         |         | 900-2,000 Sq. M. | 2,001-10,000 Sq. M. | 10,001-100,000 Sq. M. | 100,001 Plus | Total     |
|-------------------------|---------|------------------|---------------------|-----------------------|--------------|-----------|
| PDI                     | #       | 18               | 33                  | 24                    | 3            | 78        |
|                         | Fl. Sp. | 24,925           | 136,852             | 697,452               | 362,532      | 1,221,761 |
|                         | %       | 2.0              | 11.2                | 57.1                  | 29.7         | 100.0     |
|                         | Emp.    | 57.1             | 35.3                | 27.5                  | 100.0        | 36.6      |
| (25.0)                  |         | 997              | 5,474               | 27,898                | 14,501       | 48,870    |
| Rest of<br>Toronto      | #       | 9                | 15                  | 9                     | 0            | 33        |
|                         | Fl. Sp. | 12,241           | 78,959              | 215,937               | 0            | 307,137   |
|                         | %       | 4.0              | 25.7                | 70.3                  | 0.0          | 100.0     |
|                         | Emp.    | 28.1             | 20.3                | 8.5                   | 0.0          | 9.2       |
| (25.0)                  |         | 490              | 3,158               | 8,638                 | 0            | 12,286    |
| York                    | #       | 0                | 0                   | 0                     | 0            | 0         |
|                         | Fl. Sp. | 0                | 0                   | 0                     | 0            | 0         |
|                         | %       | 0.0              | 0.0                 | 0.0                   | 0.0          | 0.0       |
|                         | Emp.    | 0.0              | 0.0                 | 0.0                   | 0.0          | 0.0       |
| (25.0)                  |         | 0                | 0                   | 0                     | 0            | 0         |
| East York               | #       | 0                | 0                   | 0                     | 0            | 0         |
|                         | Fl. Sp. | 0                | 0                   | 0                     | 0            | 0         |
|                         | %       | 0.0              | 0.0                 | 0.0                   | 0.0          | 0.0       |
|                         | Emp.    | 0.0              | 0.0                 | 0.0                   | 0.0          | 0.0       |
| (25.0)                  |         | 0                | 0                   | 0                     | 0            | 0         |
| Etobicoke               | #       | 2                | 7                   | 20                    | 0            | 29        |
|                         | Fl. Sp. | 2,120            | 41,794              | 406,813               | 0            | 450,727   |
|                         | %       | 0.5              | 9.3                 | 90.2                  | 0.0          | 100.0     |
|                         | Emp.    | 4.9              | 10.8                | 16.0                  | 0.0          | 13.5      |
| (25.0)                  |         | 85               | 1,672               | 16,273                | 0            | 18,030    |
| North York              | #       | 2                | 14                  | 28                    | 0            | 44        |
|                         | Fl. Sp. | 2,632            | 79,383              | 787,625               | 0            | 869,640   |
|                         | %       | 0.3              | 9.1                 | 90.6                  | 0.0          | 100.0     |
|                         | Emp.    | 6.0              | 20.5                | 31.0                  | 0.0          | 26.1      |
| (25.0)                  |         | 105              | 3,175               | 31,505                | 0            | 34,785    |
| Scarborough             | #       | 1                | 12                  | 14                    | 0            | 27        |
|                         | Fl. Sp. | 1,700            | 50,898              | 432,460               | 0            | 485,058   |
|                         | %       | 0.3              | 10.5                | 89.2                  | 0.0          | 100.0     |
|                         | Emp.    | 3.9              | 13.1                | 17.0                  | 0.0          | 14.6      |
| (25.0)                  |         | 68               | 2,036               | 17,298                | 0            | 19,402    |
| Metropolitan<br>Toronto | #       | 32               | 81                  | 95                    | 3            | 211       |
|                         | Fl. Sp. | 43,618           | 387,886             | 2,540,287             | 362,532      | 3,334,323 |
|                         | %       | 1.3              | 11.6                | 76.2                  | 10.9         | 100.0     |
|                         | Emp.    | 100.0            | 100.0               | 100.0                 | 100.0        | 100.0     |
| (25.0)                  |         | 1,745            | 15,515              | 101,612               | 14,501       | 133,373   |

Source: R1.20 Non-Res. Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division  
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TABLE 7  
OFFICE CHARACTERISTICS BY FOUR TIME PERIODS, PDI, MUNICIPALITIES AND METROPOLITAN TORONTO  
(OVER 900 SQUARE METRES)

|                             | TO 1971   | 1972-1976 | 1977-1981 | 1982-1986 | Total     |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| <b>PDI</b>                  |           |           |           |           |           |
| # of Buildings              | 370       | 34        | 23        | 32        | 479       |
| Floor Space                 | 2,824,962 | 1,035,563 | 605,700   | 742,236   | 5,208,463 |
| % Floor Space →             | 34.2      | 19.9      | 11.6      | 14.3      | 100.0     |
| % Floor Space ↓             | 38.5      | 37.5      | 37.6      | 38.6      | 34.8      |
| Office Employment           | 121,099   | 40,224    | 21,837    | 22,938    | 206,098   |
| Floor Space/Employee        | 23.3      | 25.7      | 27.7      | 32.4      | 25.3      |
| <b>REST OF TORONTO</b>      |           |           |           |           |           |
| # of Buildings              | 144       | 22        | 22        | 13        | 201       |
| Floor Space                 | 619,003   | 142,846   | 167,833   | 72,498    | 1,002,182 |
| % Floor Space →             | 61.8      | 14.3      | 16.7      | 7.2       | 100.0     |
| % Floor Space ↓             | 12.8      | 7.9       | 10.4      | 5.7       | 10.5      |
| Office Employment           | 27,021    | 3,634     | 7,060     | 2,388     | 40,103    |
| Floor Space/Employee        | 22.9      | 39.3      | 23.8      | 30.4      | 25.0      |
| <b>YORK</b>                 |           |           |           |           |           |
| # of Buildings              | 11        | 1         | 0         | 1         | 13        |
| Floor Space                 | 66,839    | 3,841     | 0         | 2,694     | 73,374    |
| % Floor Space →             | 91.1      | 5.2       | 0.0       | 3.7       | 100.0     |
| % Floor Space ↓             | 1.4       | 0.2       | 0.0       | 0.2       | 0.8       |
| Office Employment           | 3,364     | 223       | 0         | 121       | 3,708     |
| Floor Space/Employee        | 19.9      | 17.2      | 0.0       | 22.3      | 19.8      |
| <b>EAST YORK</b>            |           |           |           |           |           |
| # of Buildings              | 28        | 0         | 1         | 0         | 29        |
| Floor Space                 | 117,700   | 0         | 1,421     | 0         | 119,121   |
| % Floor Space →             | 98.8      | 0.0       | 1.2       | 0.0       | 100.0     |
| % Floor Space ↓             | 2.5       | 0.0       | 0.1       | 0.0       | 1.3       |
| Office Employment           | 4,318     | 0         | 55        | 0         | 4,373     |
| Floor Space/Employee        | 27.3      | 0.0       | 25.8      | 0         | 27.2      |
| <b>ETOBICOKE</b>            |           |           |           |           |           |
| # of Buildings              | 47        | 21        | 34        | 15        | 117       |
| Floor Space                 | 165,478   | 94,453    | 225,369   | 86,748    | 572,048   |
| % Floor Space →             | 28.9      | 16.5      | 39.4      | 15.2      | 100.0     |
| % Floor Space ↓             | 3.4       | 5.2       | 14.0      | 6.8       | 6.0       |
| Office Employment           | 5,677     | 4,349     | 9,124     | 3,629     | 22,779    |
| Floor Space/Employee        | 29.1      | 21.7      | 24.7      | 23.9      | 25.1      |
| <b>NORTH YORK</b>           |           |           |           |           |           |
| # of Buildings              | 146       | 64        | 46        | 19        | 275       |
| Floor Space                 | 831,159   | 389,945   | 433,139   | 149,310   | 1,803,553 |
| % Floor Space →             | 46.1      | 21.6      | 24.0      | 8.3       | 100.0     |
| % Floor Space ↓             | 17.2      | 21.7      | 26.9      | 11.8      | 19.0      |
| Office Employment           | 36,204    | 13,495    | 20,376    | 5,049     | 75,124    |
| Floor Space/Employee        | 23.0      | 28.9      | 21.3      | 29.6      | 24.0      |
| <b>SCARBOROUGH</b>          |           |           |           |           |           |
| # of Buildings              | 37        | 24        | 29        | 16        | 106       |
| Floor Space                 | 201,906   | 134,236   | 176,201   | 214,334   | 726,697   |
| % Floor Space →             | 27.8      | 18.5      | 24.2      | 29.5      | 100.0     |
| % Floor Space ↓             | 4.2       | 7.5       | 11.0      | 16.9      | 7.6       |
| Office Employment           | 7,014     | 5,678     | 5,247     | 5,739     | 24,678    |
| Floor Space/Employee        | 28.8      | 23.6      | 33.6      | 31.8      | 29.4      |
| <b>METROPOLITAN TORONTO</b> |           |           |           |           |           |
| # of Buildings              | 783       | 186       | 155       | 96        | 1,220     |
| Floor Space                 | 4,827,049 | 1,800,906 | 1,609,663 | 1,267,820 | 9,505,438 |
| % Floor Space →             | 50.8      | 19.0      | 16.9      | 13.3      | 100.0     |
| % Floor Space ↓             | 100.0     | 100.0     | 100.0     | 100.0     | 100.0     |
| Office Employment           | 204,697   | 67,603    | 63,699    | 40,864    | 376,863   |
| Floor Space/Employee        | 23.6      | 26.6      | 25.3      | 31.0      | 25.2      |

Source: R1.23 Non-Res Land Use Data Bank

TABLE 8

TOTAL FLOOR SPACE AND EMPLOYMENT BY FOUR BUILDING SIZES  
PDI, MUNICIPALITIES AND METROPOLITAN TORONTO, 1986

|                             | 900-2,000 SQ.M. | 2,001-10,000 SQ.M. | 10,001-100,000 SQ.M. | 100,001+ SQ.M. | TOTAL     |
|-----------------------------|-----------------|--------------------|----------------------|----------------|-----------|
| <b>PDI</b>                  |                 |                    |                      |                |           |
| # of Buildings              | 157             | 189                | 128                  | 5              | 479       |
| Office Floor Space          | 206,719         | 861,097            | 3,374,151            | 766,496        | 5,208,463 |
| Office Employment           | 10,094          | 35,864             | 126,843              | 33,297         | 206,098   |
| Floor Space/Employee        | 20.5            | 24.0               | 26.6                 | 23.0           | 25.3      |
| % Floor Space →             | 4.0             | 16.5               | 64.8                 | 14.7           | 100.0     |
| % Floor Space ↓             | 42.0            | 32.5               | 60.3                 | 100.0          | 54.8      |
| <b>REST OF TORONTO</b>      |                 |                    |                      |                |           |
| # of Buildings              | 85              | 94                 | 22                   | 0              | 201       |
| Office Floor Space          | 106,707         | 406,032            | 489,443              | 0              | 1,002,182 |
| Office Employment           | 4,896           | 17,095             | 18,112               | 0              | 40,103    |
| Floor Space/Employee        | 21.8            | 23.8               | 27.0                 | 0.0            | 25.0      |
| % Floor Space →             | 10.7            | 40.5               | 48.8                 | 0.0            | 100.0     |
| % Floor Space ↓             | 21.7            | 15.3               | 8.8                  | 0.0            | 10.5      |
| <b>YORK</b>                 |                 |                    |                      |                |           |
| # of Buildings              | 4               | 8                  | 1                    | 0              | 13        |
| Office Floor Space          | 6,485           | 25,889             | 41,000               | 0              | 73,374    |
| Office Employment           | 289             | 1,319              | 2,100                | 0              | 3,708     |
| Floor Space/Employee        | 22.4            | 19.6               | 19.5                 | 0.0            | 19.8      |
| % Floor Space →             | 8.8             | 35.3               | 55.9                 | 0.0            | 100.0     |
| % Floor Space ↓             | 1.3             | 1.0                | 0.7                  | 0.0            | 0.8       |
| <b>EAST YORK</b>            |                 |                    |                      |                |           |
| # of Buildings              | 11              | 16                 | 2                    | 0              | 29        |
| Office Floor Space          | 14,516          | 69,489             | 35,116               | 0              | 119,121   |
| Office Employment           | 585             | 2,476              | 1,312                | 0              | 4,373     |
| Floor Space/Employee        | 24.8            | 28.1               | 26.8                 | 0.0            | 27.2      |
| % Floor Space →             | 12.2            | 58.3               | 29.5                 | 0.0            | 100.0     |
| % Floor Space ↓             | 2.9             | 2.6                | 0.6                  | 0.0            | 1.3       |
| <b>ETOBICOKE</b>            |                 |                    |                      |                |           |
| # of Buildings              | 35              | 70                 | 12                   | 0              | 117       |
| Office Floor Space          | 41,360          | 294,660            | 236,028              | 0              | 572,048   |
| Office Employment           | 1,975           | 12,511             | 8,293                | 0              | 22,779    |
| Floor Space/Employee        | 20.9            | 23.6               | 28.5                 | 0.0            | 25.1      |
| % Floor Space →             | 7.2             | 51.5               | 41.3                 | 0.0            | 100.0     |
| % Floor Space ↓             | 8.4             | 11.1               | 4.2                  | 0.0            | 6.0       |
| <b>NORTH YORK</b>           |                 |                    |                      |                |           |
| # of Buildings              | 56              | 168                | 51                   | 0              | 275       |
| Office Floor Space          | 79,579          | 735,250            | 988,724              | 0              | 1,803,553 |
| Office Employment           | 4,855           | 31,038             | 39,231               | 0              | 75,124    |
| Floor Space/Employee        | 16.4            | 23.7               | 25.2                 | 0.0            | 24.0      |
| % Floor Space →             | 4.4             | 40.8               | 54.8                 | 0.0            | 100.0     |
| % Floor Space ↓             | 16.2            | 27.7               | 17.7                 | 0.0            | 19.0      |
| <b>SCARBOROUGH</b>          |                 |                    |                      |                |           |
| # of Buildings              | 27              | 60                 | 19                   | 0              | 106       |
| Office Floor Space          | 36,863          | 259,321            | 430,513              | 0              | 726,697   |
| Office Employment           | 2,274           | 10,326             | 12,078               | 0              | 24,678    |
| Floor Space/Employee        | 16.2            | 25.1               | 35.6                 | 0.0            | 29.4      |
| % Floor Space →             | 5.1             | 35.7               | 59.2                 | 0.0            | 100.0     |
| % Floor Space ↓             | 7.5             | 9.8                | 7.7                  | 0.0            | 7.6       |
| <b>METROPOLITAN TORONTO</b> |                 |                    |                      |                |           |
| # of Buildings              | 375             | 605                | 235                  | 5              | 1,220     |
| Office Floor Space          | 492,229         | 2,651,738          | 5,594,975            | 766,496        | 9,505,438 |
| Office Employment           | 24,968          | 110,629            | 207,969              | 33,297         | 376,863   |
| Floor Space/Employee        | 19.7            | 24.0               | 26.9                 | 23.0           | 25.2      |
| % Floor Space →             | 5.2             | 27.9               | 58.8                 | 8.1            | 100.0     |
| % Floor Space ↓             | 100.0           | 100.0              | 100.0                | 100.0          | 100.0     |

Source: R1.20 Non-Res Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division  
August 1987

TABLE 9

**OFFICIAL PLAN DESIGNATED CENTRES  
OFFICE SPACE CHARACTERISTICS**

(All Buildings Over 900 Square Metres)

|                                   | To 1971   | 1972-1976 | 1977-1981 | 1982-1986 | Total<br>Existing | Under*<br>Construction | Proposed* | Total     |
|-----------------------------------|-----------|-----------|-----------|-----------|-------------------|------------------------|-----------|-----------|
| <u>CENTRAL AREA</u>               |           |           |           |           |                   |                        |           |           |
| <b>FINANCIAL DISTRICT</b>         |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 83        | 8         | 5         | 8         | 104               | 10                     | 7         | 225       |
| Floor Space                       | 1,033,611 | 384,654   | 485,508   | 229,404   | 2,153,177         | 181,246                | 137,877   | 2,472,300 |
| % Floor Space →                   | 42.6      | 15.6      | 19.6      | 9.3       | 87.1              | 7.3                    | 5.6       | 100.0     |
| % Floor Space ↓                   | 32.1      | 32.4      | 52.0      | 24.2      | 33.9              | 35.3                   | 8.6       | 29.2      |
| Office Employment                 | 44,983    | 15,747    | 15,960    | 5,679     | 82,369            | 7,250                  | 5,515     | 95,134    |
| Floor Space/Employee              | 23.4      | 24.4      | 30.4      | 40.4      | 26.1              | 25.0                   | 25.0      | 26.0      |
| <b>REST OF CORE</b>               |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 173       | 28        | 16        | 20        | 237               | 9                      | 30        | 276       |
| Floor Space                       | 1,478,094 | 560,802   | 117,735   | 500,271   | 2,656,902         | 74,842                 | 567,176   | 3,298,920 |
| % Floor Space →                   | 44.8      | 17.0      | 3.6       | 15.1      | 80.5              | 2.3                    | 17.2      | 100.0     |
| % Floor Space ↓                   | 45.0      | 47.2      | 12.6      | 52.8      | 41.8              | 14.6                   | 35.6      | 39.0      |
| Office Employment                 | 63,214    | 21,932    | 5,724     | 16,780    | 107,650           | 2,994                  | 22,687    | 133,331   |
| Floor Space/Employee              | 23.4      | 25.6      | 20.6      | 29.8      | 24.7              | 25.0                   | 25.0      | 24.7      |
| <b>REST OF PD1</b>                |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 114       | 18        | 2         | 4         | 138               | 8                      | 14        | 160       |
| Floor Space                       | 293,257   | 90,109    | 2,457     | 12,561    | 398,384           | 51,653                 | 208,967   | 659,004   |
| % Floor Space →                   | 44.5      | 13.7      | 0.4       | 1.9       | 60.5              | 7.8                    | 31.7      | 100.0     |
| % Floor Space ↓                   | 8.9       | 7.6       | 0.3       | 1.3       | 6.3               | 10.0                   | 13.1      | 7.8       |
| Office Employment                 | 12,902    | 2,545     | 153       | 479       | 16,079            | 2,066                  | 8,359     | 26,504    |
| Floor Space/Employee              | 22.7      | 35.4      | 16.1      | 26.2      | 24.8              | 25.0                   | 25.0      | 24.9      |
| <b>TOTAL</b>                      |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 370       | 54        | 23        | 32        | 479               | 27                     | 51        | 557       |
| Floor Space                       | 2,824,962 | 1,035,565 | 605,700   | 742,236   | 5,208,463         | 307,741                | 914,520   | 6,430,224 |
| % Floor Space →                   | 43.9      | 16.1      | 9.4       | 11.6      | 81.0              | 4.8                    | 14.2      | 100.0     |
| % Floor Space ↓                   | 86.0      | 87.2      | 64.9      | 78.3      | 82.0              | 59.9                   | 57.3      | 76.0      |
| Office Employment                 | 121,099   | 40,224    | 21,837    | 22,938    | 206,098           | 12,310                 | 36,561    | 254,969   |
| Floor Space/Employee              | 23.3      | 25.7      | 27.7      | 32.4      | 25.3              | 25.0                   | 25.0      | 25.2      |
| <u>MAJOR CENTRES</u>              |           |           |           |           |                   |                        |           |           |
| <b>NORTH YORK CENTRE (INNER)</b>  |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 9         | 3         | 8         | 2         | 22                | 4                      | 17        | 43        |
| Floor Space                       | 48,645    | 35,939    | 121,726   | 17,241    | 223,551           | 156,824                | 226,713   | 607,088   |
| % Floor Space →                   | 8.0       | 5.9       | 20.1      | 2.8       | 36.8              | 25.8                   | 37.4      | 100.0     |
| % Floor Space ↓                   | 1.5       | 3.0       | 13.1      | 1.8       | 3.5               | 30.5                   | 14.2      | 7.2       |
| Office Employment                 | 2,198     | 1,498     | 6,485     | 692       | 10,873            | 6,273                  | 9,068     | 26,214    |
| Floor Space/Employee              | 22.1      | 24.0      | 18.8      | 24.9      | 20.6              | 25.0                   | 25.0      | 23.2      |
| <b>SCARBOROUGH CENTRE (INNER)</b> |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 4         | 6         | 1         | 4         | 15                | 0                      | 6         | 21        |
| Floor Space                       | 17,866    | 40,870    | 21,831    | 121,023   | 201,590           | 0                      | 227,368   | 428,958   |
| % Floor Space →                   | 4.2       | 9.5       | 5.1       | 28.2      | 47.0              | 0.0                    | 53.0      | 100.0     |
| % Floor Space ↓                   | 0.5       | 3.4       | 2.3       | 12.8      | 3.2               | 0.0                    | 14.3      | 5.1       |
| Office Employment                 | 1,608     | 2,367     | 1,050     | 4,168     | 9,193             | 0.0                    | 9,095     | 18,288    |
| Floor Space/Employee              | 11.1      | 17.3      | 20.8      | 29.0      | 21.9              | 0.0                    | 25.0      | 23.5      |
| <b>TOTAL</b>                      |           |           |           |           |                   |                        |           |           |
| # of Buildings                    | 13        | 9         | 9         | 6         | 37                | 4                      | 23        | 64        |
| Floor Space                       | 66,511    | 76,809    | 143,557   | 138,264   | 425,141           | 156,824                | 454,081   | 1,036,046 |
| % Floor Space →                   | 6.4       | 7.4       | 13.9      | 13.4      | 41.1              | 15.1                   | 43.8      | 100.0     |
| % Floor Space ↓                   | 2.0       | 6.4       | 15.4      | 14.6      | 6.7               | 30.5                   | 28.5      | 12.3      |
| Office Employment                 | 3,806     | 3,865     | 7,535     | 4,860     | 20,066            | 6,273                  | 18,163    | 44,502    |
| Floor Space/Employee              | 17.5      | 19.9      | 19.1      | 28.4      | 21.2              | 25.0                   | 25.0      | 23.3      |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

TABLE 9

**OFFICIAL PLAN DESIGNATED CENTRES  
OFFICE SPACE CHARACTERISTICS**

(All Buildings Over 900 Square Metres)

|                                  | To 1971   | 1972-1976 | 1977-1981 | 1982-1986 | Total<br>Existing | Under*<br>Construction | Proposed* | Total     |
|----------------------------------|-----------|-----------|-----------|-----------|-------------------|------------------------|-----------|-----------|
| <b>INTERMEDIATE CENTRES</b>      |           |           |           |           |                   |                        |           |           |
| <b>YONGE/ST. CLAIR (INNER)</b>   |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 22        | 2         | 6         | 2         | 32                | 2                      | 2         | 36        |
| Floor Space                      | 200,104   | 25,313    | 37,375    | 28,275    | 291,067           | 18,433                 | 5,290     | 314,790   |
| % Floor Space →                  | 63.6      | 8.0       | 11.9      | 9.0       | 92.5              | 5.8                    | 1.7       | 100.0     |
| % Floor Space ↓                  | 6.1       | 2.1       | 4.0       | 3.0       | 4.6               | 3.6                    | 0.3       | 3.7       |
| Office Employment                | 6,233     | 643       | 2,026     | 1,007     | 9,909             | 737                    | 212       | 10,858    |
| Floor Space/Employee             | 32.1      | 39.4      | 18.4      | 28.1      | 29.4              | 25.0                   | 25.0      | 29.0      |
| <b>YONGE/ EGLINTON (INNER)</b>   |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 28        | 1         | 4         | 2         | 35                | 5                      | 4         | 44        |
| Floor Space                      | 180,212   | 32,469    | 85,461    | 17,903    | 316,045           | 29,821                 | 26,359    | 372,225   |
| % Floor Space →                  | 48.4      | 8.7       | 23.0      | 4.8       | 84.9              | 8.0                    | 7.1       | 100.0     |
| % Floor Space ↓                  | 5.5       | 2.7       | 9.2       | 1.9       | 5.0               | 5.8                    | 1.7       | 4.4       |
| Office Employment                | 7,841     | 152       | 3,043     | 766       | 11,802            | 1,193                  | 1,054     | 14,049    |
| Floor Space/Employee             | 23.0      | 213.6     | 28.1      | 23.4      | 26.8              | 25.0                   | 25.0      | 26.5      |
| <b>ISLINGTON/KIPLING (INNER)</b> |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 2         | 4         | 2         | 2         | 10                | 1                      | 9         | 20        |
| Floor Space                      | 5,798     | 18,799    | 60,754    | 20,464    | 105,815           | 912                    | 188,915   | 295,642   |
| % Floor Space →                  | 2.0       | 6.4       | 20.5      | 6.9       | 35.8              | 0.3                    | 63.9      | 100.0     |
| % Floor Space ↓                  | 0.2       | 1.6       | 6.5       | 2.2       | 1.6               | 0.2                    | 11.8      | 3.5       |
| Office Employment                | 160       | 848       | 2,545     | 1,025     | 4,578             | 37                     | 7,557     | 12,172    |
| Floor Space/Employee             | 36.2      | 22.2      | 23.9      | 20.0      | 23.1              | 25.0                   | 25.0      | 24.3      |
| <b>EGLINTON/KENNEDY (INNER)</b>  |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 3         | 0         | 0         | 0         | 3                 | 0                      | 2         | 5         |
| Floor Space                      | 6,950     | 0         | 0         | 0         | 6,950             | 0                      | 7,037     | 13,987    |
| % Floor Space →                  | 49.7      | 0.0       | 0.0       | 0.0       | 49.7              | 0.0                    | 30.3      | 100.0     |
| % Floor Space ↓                  | 0.2       | 0.0       | 0.0       | 0.0       | 0.1               | 0.0                    | 0.4       | 0.1       |
| Office Employment                | 255       | 0         | 0         | 0         | 255               | 0                      | 281       | 536       |
| Floor Space/Employee             | 27.3      | 0.0       | 0.0       | 0.0       | 27.3              | 0.0                    | 25.0      | 26.1      |
| <b>TOTAL</b>                     |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 55        | 7         | 12        | 6         | 80                | 8                      | 17        | 105       |
| Floor Space                      | 393,064   | 76,581    | 183,590   | 66,642    | 719,877           | 49,166                 | 227,601   | 996,644   |
| % Floor Space →                  | 39.4      | 7.7       | 18.4      | 6.7       | 72.2              | 4.9                    | 22.9      | 100.0     |
| % Floor Space ↓                  | 12.0      | 6.4       | 19.7      | 7.1       | 11.3              | 9.6                    | 14.2      | 11.7      |
| Office Employment                | 14,489    | 1,643     | 7,614     | 2,798     | 26,544            | 1,967                  | 9,104     | 37,615    |
| Floor Space/Employee             | 27.1      | 46.6      | 24.1      | 23.8      | 27.1              | 25.0                   | 25.0      | 26.5      |
| <b>OVERALL TOTAL</b>             |           |           |           |           |                   |                        |           |           |
| # of Buildings                   | 438       | 70        | 44        | 44        | 596               | 39                     | 91        | 726       |
| Floor Space                      | 3,284,537 | 1,188,955 | 932,847   | 947,142   | 6,353,481         | 513,731                | 1,595,702 | 8,462,914 |
| % Floor Space →                  | 38.8      | 14.0      | 11.0      | 11.2      | 75.0              | 6.1                    | 18.9      | 100.0     |
| % Floor Space ↓                  | 100.0     | 100.0     | 100.0     | 100.0     | 100.0             | 100.0                  | 100.0     | 100.0     |
| Office Employment                | 139,394   | 45,732    | 36,986    | 30,596    | 252,708           | 20,550                 | 63,828    | 337,086   |
| Floor Space/Employee             | 23.6      | 26.0      | 25.2      | 31.0      | 25.1              | 25.0                   | 25.0      | 25.1      |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Metropolitan Toronto Planning Department  
Research Division  
August 1987

TABLE 10

**FLOOR SPACE INDEX BY FINANCIAL DISTRICT, REST OF PDI AND MUNICIPALITIES  
IN METROPOLITAN TORONTO, 1986**

|                               | Financial District | Rest of PDI | Rest of Toronto | York   | East York | Islington/Kipling | Rest of Etobicoke | North York Centre | Rest of North York | Scarborough Centre | Rest of Scarborough | Metropolitan Toronto |
|-------------------------------|--------------------|-------------|-----------------|--------|-----------|-------------------|-------------------|-------------------|--------------------|--------------------|---------------------|----------------------|
| No. of Properties             | 113                | 362         | 200             | 6      | 29        | 9                 | 96                | 23                | 253                | 18                 | 90                  | 1,199                |
| Gross Floor Area              | 3,257,517          | 6,508,379   | 2,319,515       | 50,121 | 138,214   | 115,692           | 536,681           | 285,476           | 2,106,890          | 287,552            | 816,258             | 16,426,295           |
| Gross Floor Area % →          | 19.8               | 39.6        | 14.1            | 0.3    | 0.9       | 0.7               | 3.3               | 1.7               | 12.8               | 1.8                | 5.0                 | 100.0                |
| Office Net Floor Area         | 2,139,762          | 2,998,980   | 999,831         | 14,979 | 115,623   | 102,656           | 389,483           | 225,307           | 1,564,197          | 142,968            | 512,032             | 9,203,818            |
| Office Employment             | 81,581             | 121,967     | 39,704          | 767    | 3,698     | 4,538             | 15,999            | 10,917            | 63,836             | 7,645              | 15,023              | 365,675              |
| Total Employment              | 87,125             | 146,350     | 50,063          | 767    | 4,138     | 4,846             | 18,504            | 11,940            | 71,528             | 11,016             | 22,293              | 428,370              |
| Total Employment % →          | 20.3               | 30.1        | 11.7            | 0.2    | 1.0       | 1.1               | 4.3               | 2.8               | 16.7               | 2.6                | 5.2                 | 100.0                |
| Site Area (Hectares)          | 27.9               | 298.9       | 81.6            | 8.2    | 52.8      | 11.0              | 120.2             | 43.0              | 443.6              | 76.6               | 263.2               | 1,427.0              |
| Site Area (Hectares) % →      | 2.0                | 20.9        | 5.7             | 0.6    | 3.7       | 0.8               | 8.4               | 3.0               | 31.1               | 5.4                | 18.4                | 100.0                |
| Site Area (Sq. Metres)        | 279,100            | 2,989,290   | 816,230         | 81,510 | 527,700   | 110,700           | 1,201,980         | 429,920           | 4,435,900          | 765,420            | 2,632,400           | 14,269,950           |
| Gross F.S./Total Employment   | 37.4               | 44.5        | 46.3            | 70.6   | 33.4      | 23.9              | 29.0              | 23.9              | 29.5               | 26.1               | 36.6                | 38.3                 |
| Office F.S./Office Employment | 26.2               | 28.6        | 25.2            | 19.5   | 31.3      | 22.6              | 24.3              | 20.6              | 24.5               | 18.7               | 34.1                | 25.2                 |
| Total Employment/Hectare      | 3,121.6            | 489.6       | 613.3           | 94.1   | 78.4      | 438.6             | 153.9             | 277.7             | 161.2              | 143.9              | 84.7                | 300.3                |
| Floor Space Index             | 11.7               | 2.2         | 2.8             | 0.7    | 0.3       | 1.0               | 0.4               | 0.7               | 0.5                | 0.4                | 0.3                 | 1.2                  |

Source: R1.23 Non-Res Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division  
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TABLE 11

OFFICE FLOOR SPACE BY OFFICIAL PLAN CENTRES  
IN METROPOLITAN TORONTO

OFFICE FLOOR SPACE (000 Square Metres)

|                                   | 1971<br>BASE   | INCREASE<br>1972-1976 | 1976<br>BASE   | INCREASE<br>1977-1981 | 1981<br>BASE   | INCREASE<br>1982-1986 | 1986<br>BASE   |
|-----------------------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|
| CENTRAL AREA<br>% Metro ↓         | 2,825<br>58.5  | 1,036<br>57.5         | 3,861<br>58.2  | 606<br>37.6           | 4,467<br>54.2  | 742<br>58.5           | 5,209<br>54.8  |
| MAJOR CENTRES                     |                |                       |                |                       |                |                       |                |
| North York<br>% Metro ↓           | 49<br>1.0      | 36<br>2.0             | 85<br>1.3      | 122<br>7.6            | 207<br>2.5     | 17<br>1.3             | 224<br>2.4     |
| Scarborough<br>% Metro ↓          | 18<br>0.4      | 41<br>2.3             | 59<br>0.9      | 22<br>1.4             | 81<br>1.0      | 121<br>9.6            | 202<br>2.1     |
| Major Centres<br>% Metro ↓        | 67<br>1.4      | 77<br>4.3             | 144<br>2.2     | 144<br>9.0            | 288<br>3.5     | 138<br>10.9           | 426<br>4.5     |
| INTERMEDIATE CENTRES              |                |                       |                |                       |                |                       |                |
| St. Clair/Yonge<br>% Metro ↓      | 200<br>4.1     | 25<br>1.4             | 225<br>3.4     | 37<br>2.3             | 262<br>3.2     | 28<br>2.2             | 290<br>3.0     |
| Eglinton/Yonge<br>% Metro ↓       | 180<br>3.7     | 32<br>1.8             | 212<br>3.2     | 85<br>5.3             | 297<br>3.6     | 18<br>1.4             | 315<br>3.3     |
| Islington/Kipling<br>% Metro ↓    | 6<br>0.1       | 19<br>1.0             | 25<br>0.4      | 61<br>3.8             | 86<br>1.0      | 20<br>1.6             | 106<br>1.1     |
| Eglinton/Kennedy<br>% Metro ↓     | 7<br>0.2       | 0<br>0.0              | 7<br>0.1       | 0<br>0.0              | 7<br>0.1       | 0<br>0.0              | 7<br>0.1       |
| Intermediate Centres<br>% Metro ↓ | 393<br>8.1     | 76<br>4.2             | 469<br>7.1     | 183<br>11.4           | 652<br>7.9     | 66<br>5.2             | 718<br>7.5     |
| REST OF METRO<br>% Metro ↓        | 1,542<br>32.0  | 612<br>34.0           | 2,154<br>32.5  | 677<br>42.0           | 2,831<br>34.4  | 322<br>25.4           | 3,153<br>33.2  |
| METROPOLITAN TOTAL<br>% Metro     | 4,827<br>100.0 | 1,801<br>100.0        | 6,628<br>100.0 | 1,610<br>100.0        | 8,238<br>100.0 | 1,268<br>100.0        | 9,506<br>100.0 |

Source: R.I.20 - Office Data Bank

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TABLE 12

EXISTING AND PROPOSED OFFICE FLOOR SPACE BY OFFICIAL PLAN CENTRES  
IN METROPOLITAN TORONTO

## AVERAGE ANNUAL GROWTH (A.A.G. - IN '000 SQUARE METRES)

|                         | 1972-1976   |                   | 1977-1981   |                   | 1982-1986   |                   | 1987-2001   |                     |
|-------------------------|-------------|-------------------|-------------|-------------------|-------------|-------------------|-------------|---------------------|
|                         | A.A.G.<br># | Growth<br>% Metro | A.A.G.<br># | Growth<br>% Metro | A.A.G.<br># | Growth<br>% Metro | Growth<br># | Scenario<br>% Metro |
| A. CENTRAL AREA         | 207.1       | 57.5              | 121.1       | 37.6              | 148.4       | 58.5              | 81.5        | 36.7                |
| B. MAJOR CENTRES        |             |                   |             |                   |             |                   |             |                     |
| North York              | 7.2         | 2.0               | 24.3        | 7.5               | 3.4         | 1.3               | 25.6        | 11.5                |
| Scarborough             | 8.2         | 2.3               | 4.4         | 1.4               | 24.2        | 9.5               | 15.2        | 6.8                 |
| Total                   | 15.4        | 4.3               | 28.7        | 8.9               | 27.6        | 10.8              | 40.8        | 18.3                |
| C. INTERMEDIATE CENTRES |             |                   |             |                   |             |                   |             |                     |
| Total                   | 15.3        | 4.2               | 36.7        | 11.4              | 13.3        | 5.3               | 18.5        | 8.3                 |
| D. REST OF METRO        |             |                   |             |                   |             |                   |             |                     |
| Locations Total         | 122.3       | 34.0              | 135.4       | 42.1              | 64.3        | 25.4              | 81.5        | 36.7                |
| TOTAL METRO             | 360.1       | 100.0             | 321.9       | 100.0             | 253.6       | 100.0             | 222.3       | 100.0               |

Source: R.I.20 Office Data Bank

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TABLE 13

**EXISTING, UNDER CONSTRUCTION AND PROPOSED OFFICE SPACE  
AND ASSOCIATED EMPLOYMENT\* BY SPECIAL AREAS AND REST OF MUNICIPALITY,  
METROPOLITAN TORONTO, 1986**

(Floor Space in Square Metres)

**SCARBOROUGH**

| AREA                            | EXISTING | UNDER<br>CONSTRUCTION | SUB-<br>TOTAL | PROPOSED | TOTAL     |
|---------------------------------|----------|-----------------------|---------------|----------|-----------|
| <b>EGLINTON/KENNEDY</b>         |          |                       |               |          |           |
| Floor Space                     | 6,950    | 0                     | 6,950         | 7,037    | 13,987    |
| Employment                      | 255      | 0                     | 255           | 281      | 536       |
| Floor Space/Employee            | 27.3     | 0.0                   | 27.3          | 25.0     | 26.1      |
| % Floor Space Mun. ↓            | 1.0      | 0.0                   | 1.0           | 1.5      | 1.1       |
| <b>SCARBOROUGH CENTRE</b>       |          |                       |               |          |           |
| Floor Space                     | 213,113  | 0                     | 213,113       | 233,552  | 446,665   |
| Employment                      | 9,609    | 0                     | 9,609         | 9,342    | 18,951    |
| Floor Space/Employee            | 22.2     | 0.0                   | 22.2          | 25.0     | 23.6      |
| % Floor Space Mun. ↓            | 29.3     | 0.0                   | 29.3          | 48.1     | 36.9      |
| <b>HWY 404/FINCH<br/>(PART)</b> |          |                       |               |          |           |
| Floor Space                     | 77,612   | 0                     | 77,612        | 0        | 77,612    |
| Employment                      | 1,264    | 0                     | 1,264         | 0        | 1,264     |
| Floor Space/Employee            | 61.4     | 0.0                   | 61.4          | 0.0      | 61.4      |
| % Floor Space Mun. ↓            | 10.7     | 0.0                   | 10.7          | 0.0      | 6.4       |
| <b>SPECIAL AREA TOTAL</b>       |          |                       |               |          |           |
| Floor Space                     | 297,675  | 0                     | 297,675       | 240,589  | 538,264   |
| Employment                      | 11,128   | 0                     | 11,128        | 9,623    | 20,751    |
| Floor Space/Employee            | 26.8     | 0.0                   | 26.8          | 25.0     | 25.9      |
| % Floor Space Mun. ↓            | 41.0     | 0.0                   | 41.0          | 49.6     | 44.4      |
| <b>REST OF SCARBOROUGH</b>      |          |                       |               |          |           |
| Floor Space                     | 429,022  | 0                     | 429,022       | 244,469  | 673,491   |
| Employment                      | 13,550   | 0                     | 13,550        | 9,779    | 23,329    |
| Floor Space/Employee            | 31.7     | 0.0                   | 31.7          | 25.0     | 28.9      |
| % Floor Space Mun. ↓            | 59.0     | 0.0                   | 59.0          | 50.4     | 55.6      |
| <b>SCARBOROUGH TOTAL</b>        |          |                       |               |          |           |
| Floor Space                     | 726,697  | 0                     | 726,697       | 485,058  | 1,211,755 |
| Employment                      | 24,678   | 0                     | 24,678        | 19,402   | 44,080    |
| Floor Space/Employee            | 29.4     | 0.0                   | 29.4          | 25.0     | 27.5      |
| % Floor Space Mun. ↓            | 100.0    | 100.0                 | 100.0         | 100.0    | 100.0     |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Source: 1986 Office Data Bank

Metropolitan Toronto Planning Department  
Research Division  
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TABLE 13 (Continued)

**EXISTING, UNDER CONSTRUCTION AND PROPOSED OFFICE SPACE  
AND ASSOCIATED EMPLOYMENT\* BY SPECIAL AREAS AND REST OF MUNICIPALITY,  
METROPOLITAN TORONTO, 1986**

(Floor Space in Square Metres)

**TORONTO**

| AREA                      | EXISTING  | UNDER<br>CONSTRUCTION | SUB-<br>TOTAL | PROPOSED  | TOTAL     |
|---------------------------|-----------|-----------------------|---------------|-----------|-----------|
| <b>PDI</b>                |           |                       |               |           |           |
| Floor Space               | 5,208,463 | 307,741               | 5,516,204     | 914,020   | 6,430,224 |
| Employment                | 206,098   | 12,310                | 218,408       | 36,561    | 254,969   |
| Floor Space/Employee      | 25.3      | 25.0                  | 25.3          | 25.0      | 25.2      |
| % Floor Space Mun. ↓      | 83.9      | 83.3                  | 83.8          | 78.8      | 83.1      |
| <b>YONGE/ST. CLAIR</b>    |           |                       |               |           |           |
| Floor Space               | 295,158   | 18,433                | 313,591       | 20,227    | 333,818   |
| Employment                | 10,057    | 737                   | 10,794        | 809       | 11,603    |
| Floor Space/Employee      | 29.3      | 25.0                  | 29.1          | 25.0      | 28.8      |
| % Floor Space Mun. ↓      | 4.7       | 5.0                   | 4.8           | 1.7       | 4.3       |
| <b>YONGE/EGLINTON</b>     |           |                       |               |           |           |
| Floor Space               | 341,605   | 35,800                | 377,405       | 26,359    | 403,764   |
| Employment                | 12,787    | 1,432                 | 14,219        | 1,054     | 15,273    |
| Floor Space/Employee      | 26.7      | 25.0                  | 26.5          | 25.0      | 26.4      |
| % Floor Space Mun. ↓      | 5.5       | 9.7                   | 5.7           | 2.3       | 5.2       |
| <b>SPECIAL AREA TOTAL</b> |           |                       |               |           |           |
| Floor Space               | 5,845,226 | 361,974               | 6,207,200     | 960,606   | 7,167,806 |
| Employment                | 228,942   | 14,479                | 243,421       | 38,424    | 281,845   |
| Floor Space/Employee      | 25.5      | 25.0                  | 25.5          | 25.0      | 25.4      |
| % Floor Space Mun. ↓      | 94.1      | 98.0                  | 94.3          | 82.8      | 92.6      |
| <b>REST OF TORONTO</b>    |           |                       |               |           |           |
| Floor Space               | 365,419   | 7,383                 | 372,802       | 198,935   | 571,737   |
| Employment                | 17,259    | 295                   | 17,554        | 7,958     | 25,512    |
| Floor Space/Employee      | 21.2      | 25.0                  | 21.2          | 25.0      | 22.4      |
| % Floor Space Mun. ↓      | 5.9       | 2.0                   | 5.7           | 17.2      | 7.4       |
| <b>TORONTO TOTAL</b>      |           |                       |               |           |           |
| Floor Space               | 6,210,645 | 369,357               | 6,580,002     | 1,159,541 | 7,739,543 |
| Employment                | 246,201   | 14,774                | 260,975       | 46,382    | 307,357   |
| Floor Space/Employee      | 25.2      | 25.0                  | 25.2          | 25.0      | 25.2      |
| % Floor Space Mun. ↓      | 100.0     | 100.0                 | 100.0         | 100.0     | 100.0     |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Source: 1986 Office Data Bank

Metropolitan Toronto Planning Department  
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TABLE 13 (Continued)

**EXISTING, UNDER CONSTRUCTION AND PROPOSED OFFICE SPACE  
AND ASSOCIATED EMPLOYMENT\* BY SPECIAL AREAS AND REST OF MUNICIPALITY,  
METROPOLITAN TORONTO, 1986**

(Floor Space in Square Metres)

**NORTH YORK**

| AREA                            | EXISTING  | UNDER<br>CONSTRUCTION | SUB-<br>TOTAL | PROPOSED | TOTAL     |
|---------------------------------|-----------|-----------------------|---------------|----------|-----------|
| <b>NORTH YORK CENTRE</b>        |           |                       |               |          |           |
| Floor Space                     | 225,307   | 156,824               | 382,131       | 226,713  | 608,844   |
| Employment                      | 10,917    | 6,273                 | 17,190        | 9,068    | 26,258    |
| Floor Space/Employee            | 20.6      | 25.0                  | 22.2          | 25.0     | 23.2      |
| % Floor Space Mun. ↓            | 12.5      | 76.1                  | 19.0          | 34.2     | 22.8      |
| <b>KEELE/WILSON</b>             |           |                       |               |          |           |
| Floor Space                     | 59,521    | 0                     | 59,521        | 0        | 59,521    |
| Employment                      | 3,119     | 0                     | 3,119         | 0        | 3,119     |
| Floor Space/Employee            | 19.1      | 0.0                   | 19.1          | 0.0      | 19.1      |
| % Floor Space Mun. ↓            | 3.3       | 0.0                   | 3.0           | 0.0      | 2.2       |
| <b>YORKDALE</b>                 |           |                       |               |          |           |
| Floor Space                     | 35,934    | 0                     | 35,934        | 0        | 35,934    |
| Employment                      | 1,848     | 0                     | 1,848         | 0        | 1,848     |
| Floor Space/Employee            | 19.4      | 0.0                   | 19.4          | 0.0      | 19.4      |
| % Floor Space Mun. ↓            | 2.0       | 0.0                   | 1.8           | 0.0      | 1.4       |
| <b>YONGE/YORK MILLS</b>         |           |                       |               |          |           |
| Floor Space                     | 27,671    | 43,351                | 71,022        | 116,879  | 187,901   |
| Employment                      | 1,274     | 1,734                 | 3,008         | 4,675    | 7,683     |
| Floor Space/Employee            | 21.7      | 25.0                  | 23.6          | 25.0     | 24.5      |
| % Floor Space Mun. ↓            | 1.5       | 21.1                  | 3.5           | 17.6     | 7.0       |
| <b>HWY 404/FINCH<br/>(PART)</b> |           |                       |               |          |           |
| Floor Space                     | 59,411    | 5,836                 | 65,247        | 52,916   | 118,163   |
| Employment                      | 3,291     | 233                   | 3,524         | 2,117    | 5,641     |
| Floor Space/Employee            | 18.1      | 25.0                  | 18.5          | 25.0     | 20.9      |
| % Floor Space Mun. ↓            | 3.3       | 2.8                   | 3.2           | 8.0      | 4.4       |
| <b>CONSUMERS ROAD</b>           |           |                       |               |          |           |
| Floor Space                     | 332,640   | 0                     | 332,640       | 0        | 332,640   |
| Employment                      | 12,097    | 0                     | 12,097        | 0        | 12,097    |
| Floor Space/Employee            | 27.5      | 0.0                   | 27.5          | 0.0      | 27.5      |
| % Floor Space Mun. ↓            | 18.4      | 0.0                   | 16.6          | 0.0      | 12.4      |
| <b>DUNCAN MILLS</b>             |           |                       |               |          |           |
| Floor Space                     | 197,513   | 0                     | 197,513       | 53,513   | 251,026   |
| Employment                      | 7,721     | 0                     | 7,721         | 2,141    | 9,862     |
| Floor Space/Employee            | 25.6      | 0.0                   | 25.6          | 25.0     | 25.5      |
| % Floor Space Mun. ↓            | 11.0      | 0.0                   | 9.8           | 8.1      | 9.4       |
| <b>FLEMINGDON PARK</b>          |           |                       |               |          |           |
| Floor Space                     | 361,619   | 0                     | 361,619       | 92,561   | 454,180   |
| Employment                      | 13,773    | 0                     | 13,773        | 3,702    | 17,475    |
| Floor Space/Employee            | 26.3      | 0.0                   | 26.3          | 25.0     | 26.0      |
| % Floor Space Mun. ↓            | 20.1      | 0.0                   | 18.0          | 13.9     | 17.0      |
| <b>SPECIAL AREA TOTAL</b>       |           |                       |               |          |           |
| Floor Space                     | 1,299,616 | 206,011               | 1,505,627     | 542,582  | 2,048,209 |
| Employment                      | 54,040    | 8,240                 | 62,280        | 21,703   | 83,983    |
| Floor Space/Employee            | 24.0      | 25.0                  | 24.2          | 25.0     | 24.4      |
| % Floor Space Mun. ↓            | 72.1      | 100.0                 | 74.9          | 81.8     | 76.6      |
| <b>REST OF NORTH YORK</b>       |           |                       |               |          |           |
| Floor Space                     | 503,937   | 0                     | 503,937       | 121,047  | 624,984   |
| Employment                      | 21,084    | 0                     | 21,084        | 4,842    | 25,926    |
| Floor Space/Employee            | 23.9      | 0.0                   | 23.9          | 25.0     | 24.1      |
| % Floor Space Mun. ↓            | 27.9      | 0.0                   | 25.1          | 18.2     | 23.4      |
| <b>NORTH YORK TOTAL</b>         |           |                       |               |          |           |
| Floor Space                     | 1,803,553 | 206,011               | 2,009,564     | 663,629  | 2,673,193 |
| Employment                      | 75,124    | 8,240                 | 83,364        | 26,545   | 109,909   |
| Floor Space/Employee            | 24.0      | 25.0                  | 24.1          | 25.0     | 24.3      |
| % Floor Space Mun. ↓            | 100.0     | 100.0                 | 100.0         | 100.0    | 100.0     |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Source: 1986 Office Data Bank

TABLE 13 (Continued)

**EXISTING, UNDER CONSTRUCTION AND PROPOSED OFFICE SPACE  
AND ASSOCIATED EMPLOYMENT\* BY SPECIAL AREAS AND REST OF MUNICIPALITY,  
METROPOLITAN TORONTO, 1986**

(Floor Space in Square Metres)

**EAST YORK**

| AREA                     | EXISTING | UNDER<br>CONSTRUCTION | SUB-<br>TOTAL | PROPOSED | TOTAL   |
|--------------------------|----------|-----------------------|---------------|----------|---------|
| <b>THORNCLIFFE PARK</b>  |          |                       |               |          |         |
| Floor Space              | 63,644   | 0                     | 63,644        | 0        | 63,644  |
| Employment               | 2,737    | 0                     | 2,737         | 0        | 2,737   |
| Floor Space/Employee     | 23.3     | 0.0                   | 23.3          | 0.0      | 23.3    |
| % Floor Space Mun. ↓     | 53.4     | 0.0                   | 53.4          | 0.0      | 53.4    |
| <b>REST OF EAST YORK</b> |          |                       |               |          |         |
| Floor Space              | 55,477   | 0                     | 55,477        | 0        | 55,477  |
| Employment               | 1,636    | 0                     | 1,636         | 0        | 1,636   |
| Floor Space/Employee     | 33.9     | 0.0                   | 33.9          | 0.0      | 33.9    |
| % Floor Space Mun. ↓     | 46.6     | 0.0                   | 46.6          | 0.0      | 46.6    |
| <b>EAST YORK TOTAL</b>   |          |                       |               |          |         |
| Floor Space              | 119,121  | 0                     | 119,121       | 0        | 119,121 |
| Employment               | 4,373    | 0                     | 4,373         | 0        | 4,373   |
| Floor Space/Employee     | 27.2     | 0.0                   | 27.2          | 0.0      | 27.2    |
| % Floor Space Mun. ↓     | 100.0    | 100.0                 | 100.0         | 100.0    | 100.0   |
| <b>YORK</b>              |          |                       |               |          |         |
| <b>KEELE/EGLINTON</b>    |          |                       |               |          |         |
| Floor Space              | 7,890    | 0                     | 7,890         | 0        | 7,890   |
| Employment               | 415      | 0                     | 415           | 0        | 415     |
| Floor Space/Employee     | 19.0     | 0.0                   | 19.0          | 0.0      | 19.0    |
| % Floor Space Mun. ↓     | 10.8     | 0.0                   | 10.8          | 0.0      | 10.8    |
| <b>REST OF YORK</b>      |          |                       |               |          |         |
| Floor Space              | 65,484   | 0                     | 65,484        | 0        | 65,484  |
| Employment               | 3,293    | 0                     | 3,293         | 0        | 3,293   |
| Floor Space/Employee     | 19.9     | 0.0                   | 19.9          | 0.0      | 19.9    |
| % Floor Space Mun. ↓     | 89.2     | 0.0                   | 89.2          | 0.0      | 89.2    |
| <b>YORK TOTAL</b>        |          |                       |               |          |         |
| Floor Space              | 73,374   | 0                     | 73,374        | 0        | 73,374  |
| Employment               | 3,708    | 0                     | 3,708         | 0        | 3,708   |
| Floor Space/Employee     | 19.8     | 0.0                   | 19.8          | 0.0      | 19.8    |
| % Floor Space Mun. ↓     | 100.0    | 100.0                 | 100.0         | 100.0    | 100.0   |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Source: 1986 Office Data Bank

Metropolitan Toronto Planning Department  
Research Division August 1987

TABLE 13 (Continued)

**EXISTING, UNDER CONSTRUCTION AND PROPOSED OFFICE SPACE  
AND ASSOCIATED EMPLOYMENT\* BY SPECIAL AREAS AND REST OF MUNICIPALITY,  
METROPOLITAN TORONTO, 1986**

(Floor Space in Square Metres)

**ETOBICOKE**

| AREA                                  | EXISTING  | UNDER<br>CONSTRUCTION | SUB-<br>TOTAL | PROPOSED  | TOTAL      |
|---------------------------------------|-----------|-----------------------|---------------|-----------|------------|
| <b>ISLINGTON/KIPLING/BLOOR</b>        |           |                       |               |           |            |
| Floor Space                           | 105,815   | 912                   | 106,727       | 188,915   | 295,642    |
| Employment                            | 4,578     | 37                    | 4,615         | 7,556     | 12,171     |
| Floor Space/Employee                  | 23.1      | 25.0                  | 23.1          | 25.0      | 24.3       |
| % Floor Space Mun. ↓                  | 18.5      | 1.2                   | 16.5          | 50.3      | 28.9       |
| <b>AIRPORT/HWY 27</b>                 |           |                       |               |           |            |
| Floor Space                           | 34,359    | 13,059                | 47,418        | 35,247    | 82,665     |
| Employment                            | 1,223     | 522                   | 1,745         | 1,410     | 3,155      |
| Floor Space/Employee                  | 28.1      | 25.0                  | 27.2          | 25.0      | 26.2       |
| % Floor Space Mun. ↓                  | 6.0       | 17.4                  | 7.3           | 9.4       | 8.1        |
| <b>ETOBICOKE/HWY 27</b>               |           |                       |               |           |            |
| Floor Space                           | 187,123   | 11,602                | 198,725       | 46,822    | 245,547    |
| Employment                            | 7,431     | 464                   | 7,895         | 1,873     | 9,768      |
| Floor Space/Employee                  | 25.2      | 25.0                  | 25.2          | 25.0      | 25.1       |
| % Floor Space Mun. ↓                  | 32.7      | 15.5                  | 30.7          | 12.4      | 24.0       |
| <b>SPECIAL AREA TOTAL</b>             |           |                       |               |           |            |
| Floor Space                           | 327,297   | 25,573                | 352,870       | 270,984   | 623,854    |
| Employment                            | 13,232    | 1,023                 | 14,255        | 10,839    | 25,094     |
| Floor Space/Employee                  | 24.7      | 25.0                  | 24.8          | 25.0      | 24.9       |
| % Floor Space Mun. ↓                  | 57.2      | 34.1                  | 54.5          | 72.1      | 61.0       |
| <b>REST OF ETOBICOKE</b>              |           |                       |               |           |            |
| Floor Space                           | 244,751   | 49,353                | 294,104       | 104,817   | 398,921    |
| Employment                            | 9,547     | 1,974                 | 11,521        | 4,193     | 15,714     |
| Floor Space/Employee                  | 25.6      | 25.0                  | 25.5          | 25.0      | 25.4       |
| % Floor Space Mun. ↓                  | 42.8      | 65.9                  | 45.5          | 27.9      | 39.0       |
| <b>ETOBICOKE TOTAL</b>                |           |                       |               |           |            |
| Floor Space                           | 572,048   | 74,926                | 646,974       | 375,801   | 1,022,775  |
| Employment                            | 22,779    | 2,997                 | 25,776        | 15,032    | 40,808     |
| Floor Space/Employee                  | 25.1      | 25.0                  | 25.1          | 25.0      | 25.1       |
| % Floor Space Mun. ↓                  | 100.0     | 100.0                 | 100.0         | 100.0     | 100.0      |
| <b>METROPOLITAN TORONTO</b>           |           |                       |               |           |            |
| <b>METROPOLITAN TORONTO<br/>TOTAL</b> |           |                       |               |           |            |
| Floor Space                           | 9,505,438 | 650,294               | 10,155,732    | 2,684,029 | 12,839,761 |
| Employment                            | 376,863   | 26,011                | 402,874       | 107,361   | 510,235    |
| Floor Space/Employee                  | 25.2      | 25.0                  | 25.2          | 25.0      | 25.2       |

\*NOTE: Ratio of 25.0 Square Metres of Floor Space per Employee is Assumed for Buildings "Under Construction" and "Proposed".

Source: 1986 Office Data Bank

Metropolitan Toronto Planning Department  
Research Division  
August 1987

TABLE 14

OFFICE AND NON-OFFICE EMPLOYMENT IN OFFICE BUILDINGS AND NON-OFFICE BUILDINGS IN PDI  
MUNICIPALITIES AND METROPOLITAN TORONTO

|                         |          | OFFICE EMPLOYMENT      |                            |                  |       | NON-OFFICE EMPLOYMENT  |                            |                  |       |
|-------------------------|----------|------------------------|----------------------------|------------------|-------|------------------------|----------------------------|------------------|-------|
|                         |          | In Office<br>Buildings | In Non-Office<br>Buildings | Total            | % ↓   | In Office<br>Buildings | In Non-Office<br>Buildings | Total            | % ↓   |
| FINANCIAL<br>DISTRICT   | #<br>% → | 82,369<br>94.6         | 4,704<br>5.4               | 87,073<br>100.0  | 16.8  | 382<br>8.2             | 6,502<br>91.8              | 7,084<br>100.0   | 1.1   |
| REST OF PDI             | #<br>% → | 123,729<br>84.0        | 23,650<br>16.0             | 147,379<br>100.0 | 28.4  | 9,847<br>7.8           | 116,567<br>92.2            | 126,414<br>100.0 | 19.1  |
| REST OF<br>TORONTO      | #<br>% → | 40,103<br>62.8         | 23,783<br>37.2             | 63,886<br>100.0  | 12.3  | 6,245<br>7.1           | 81,116<br>92.9             | 87,361<br>100.0  | 13.2  |
| YORK                    | #<br>% → | 3,708<br>46.3          | 4,300<br>53.7              | 8,008<br>100.0   | 1.5   | 602<br>2.2             | 26,323<br>97.8             | 26,927<br>100.0  | 0.1   |
| EAST YORK               | #<br>% → | 4,373<br>55.2          | 3,547<br>44.8              | 7,920<br>100.0   | 1.5   | 192<br>0.9             | 21,351<br>99.1             | 21,543<br>100.0  | 3.3   |
| ETOBICOKE               | #<br>% → | 22,779<br>45.9         | 26,800<br>54.1             | 49,579<br>100.0  | 9.6   | 1,144<br>1.0           | 117,969<br>99.0            | 119,113<br>100.0 | 18.0  |
| NORTH YORK              | #<br>% → | 75,124<br>67.9         | 35,473<br>32.1             | 110,597<br>100.0 | 21.3  | 2,763<br>1.7           | 160,340<br>98.3            | 163,103<br>100.0 | 24.7  |
| SCARBOROUGH             | #<br>% → | 24,678<br>55.6         | 19,676<br>44.4             | 44,354<br>100.0  | 8.6   | 2,401<br>2.2           | 106,899<br>97.8            | 109,300<br>100.0 | 16.5  |
| METROPOLITAN<br>TORONTO | #<br>% → | 376,863<br>72.6        | 141,933<br>27.4            | 518,796<br>100.0 | 100.0 | 23,776<br>3.6          | 637,069<br>96.4            | 660,845<br>100.0 | 100.0 |

Source: R1.23B, R2.11  
Non Res Land Use Data Bank

Metropolitan Toronto Planning Department  
Research Division August 1987

TABLE 15

NUMBER OF CORPORATION HEAD OFFICES PER 100,000 POPULATION  
IN CANADA'S MAJOR URBAN CENTRES

|             | #<br>Head<br>Offices | 1985<br>Population<br>(0000's) | H.O./<br>100,000<br>Population | #<br>Head<br>Offices | 1986<br>Population<br>(0000's) | H.O./<br>100,000<br>Population |
|-------------|----------------------|--------------------------------|--------------------------------|----------------------|--------------------------------|--------------------------------|
| Toronto     | 363                  | 33.1                           | 11.0                           | 358                  | 34.3                           | 10.4                           |
| Montreal    | 143                  | 28.7                           | 5.0                            | 144                  | 29.2                           | 4.9                            |
| Vancouver   | 54                   | 13.3                           | 4.1                            | 55                   | 13.8                           | 4.0                            |
| Calgary     | 62                   | 6.2                            | 10.0                           | 59                   | 6.7                            | 8.8                            |
| Winnipeg    | 29                   | 6.0                            | 4.8                            | 24                   | 6.3                            | 3.8                            |
| Edmonton    | 17                   | 6.9                            | 2.5                            | 16                   | 7.8                            | 2.1                            |
| Ottawa      | 23                   | 7.6                            | 3.0                            | 22                   | 8.2                            | 2.7                            |
| Waterloo    | 9                    | 3.0                            | 3.0                            | 9                    | 3.1                            | 2.9                            |
| London      | 10                   | 2.9                            | 3.4                            | 8                    | 3.4                            | 2.4                            |
| Hamilton    | 20                   | 5.5                            | 3.6                            | 17                   | 5.6                            | 3.0                            |
| Regina      | 7                    | 1.7                            | 4.1                            | 8                    | 1.9                            | 4.2                            |
| Niagara     | 9                    | 3.7                            | 2.4                            | 7                    | 3.7                            | 1.9                            |
| Halifax     | 9                    | 2.9                            | 3.1                            | 9                    | 3.0                            | 3.0                            |
| Saskatoon   | 6                    | 1.7                            | 3.5                            | 7                    | 2.0                            | 3.5                            |
| Quebec City | 9                    | 5.9                            | 1.5                            | 9                    | 6.0                            | 1.5                            |
| Windsor     | 5                    | 2.5                            | 2.0                            | 5                    | 2.5                            | 2.0                            |

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